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Parcel 23 FDP Planning Submittal - 10/20/23

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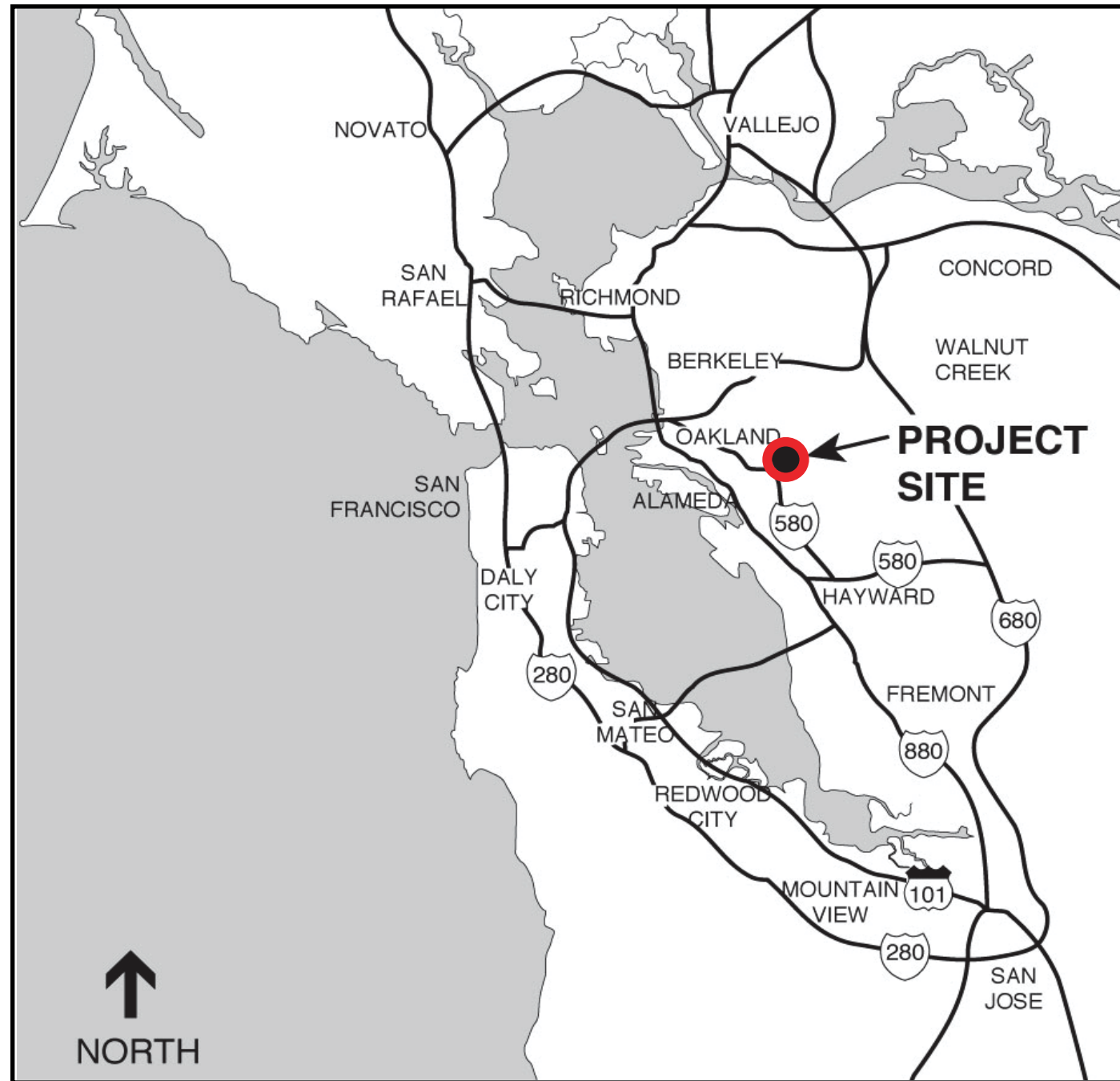
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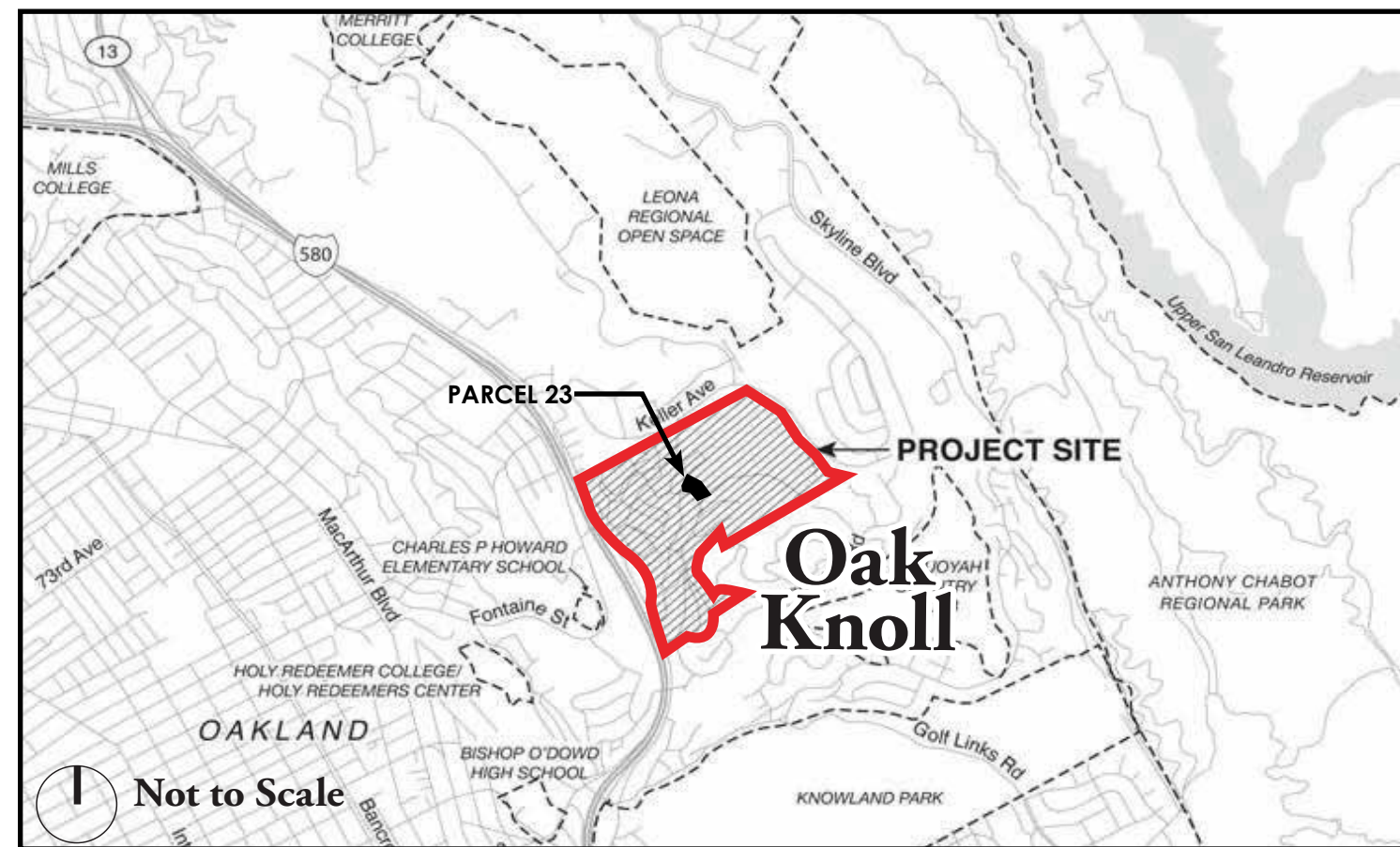
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LOCATION

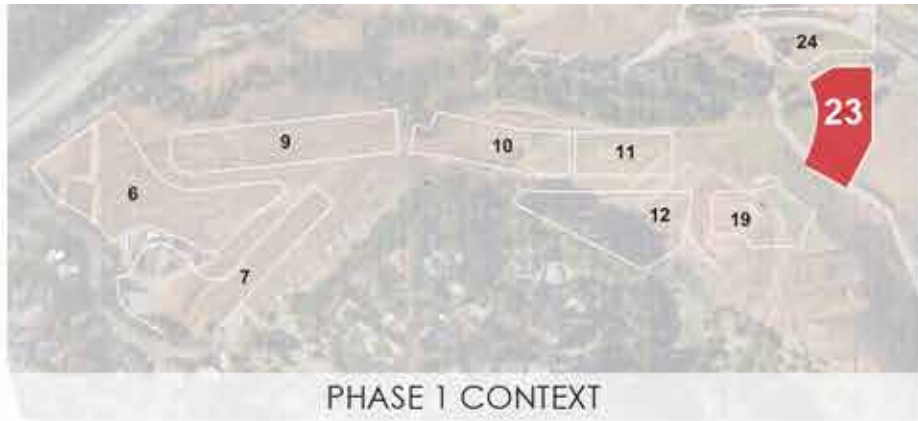


VICINITY

OAK KNOLL

LOCATION & VICINITY MAP
 FINAL DEVELOPMENT PLAN - PARCEL 23





PHASE 1 CONTEXT



PARCEL VIEWS KEY MAP



1. LOOKING NORTH



2. LOOKING SOUTH

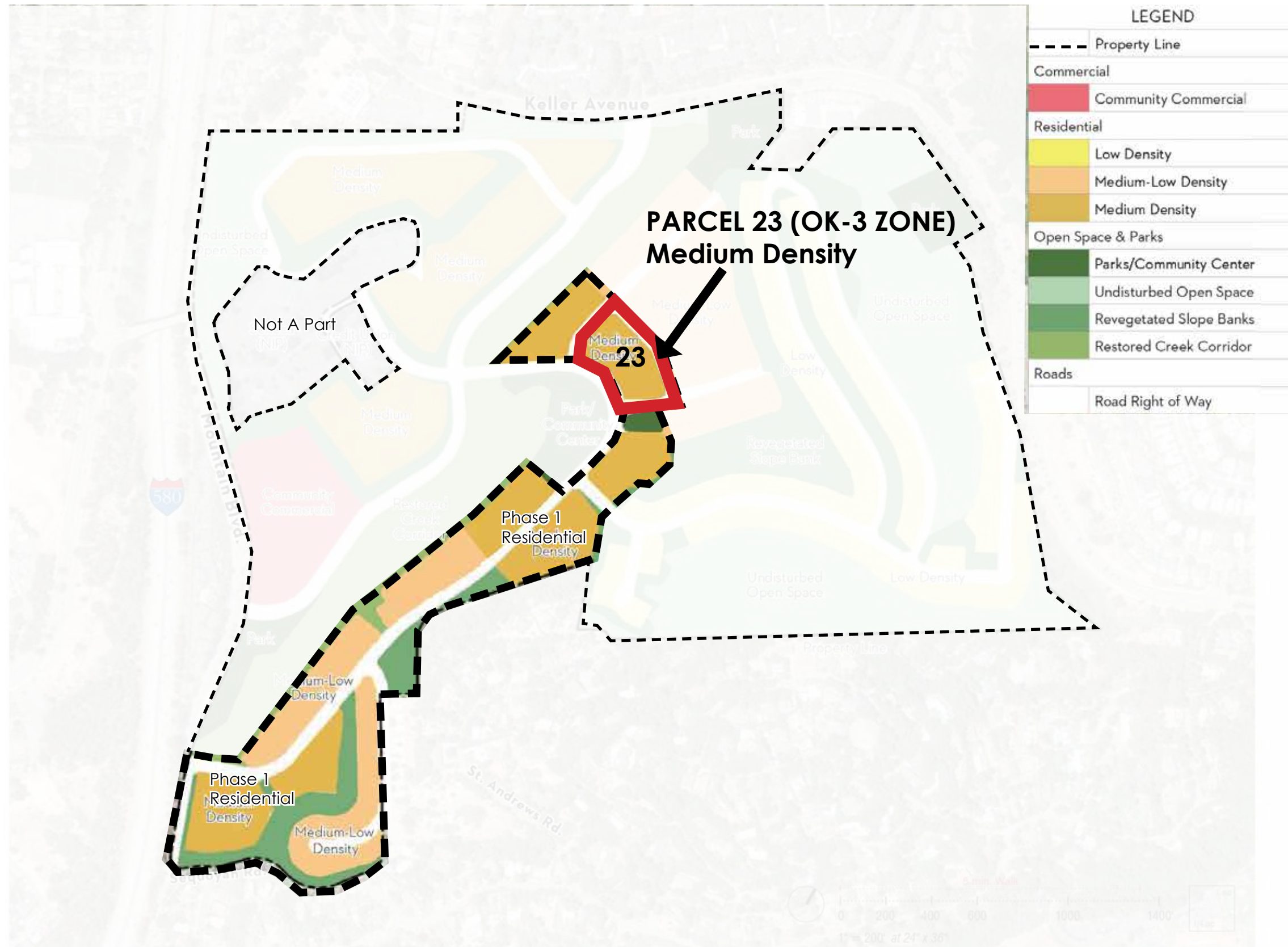


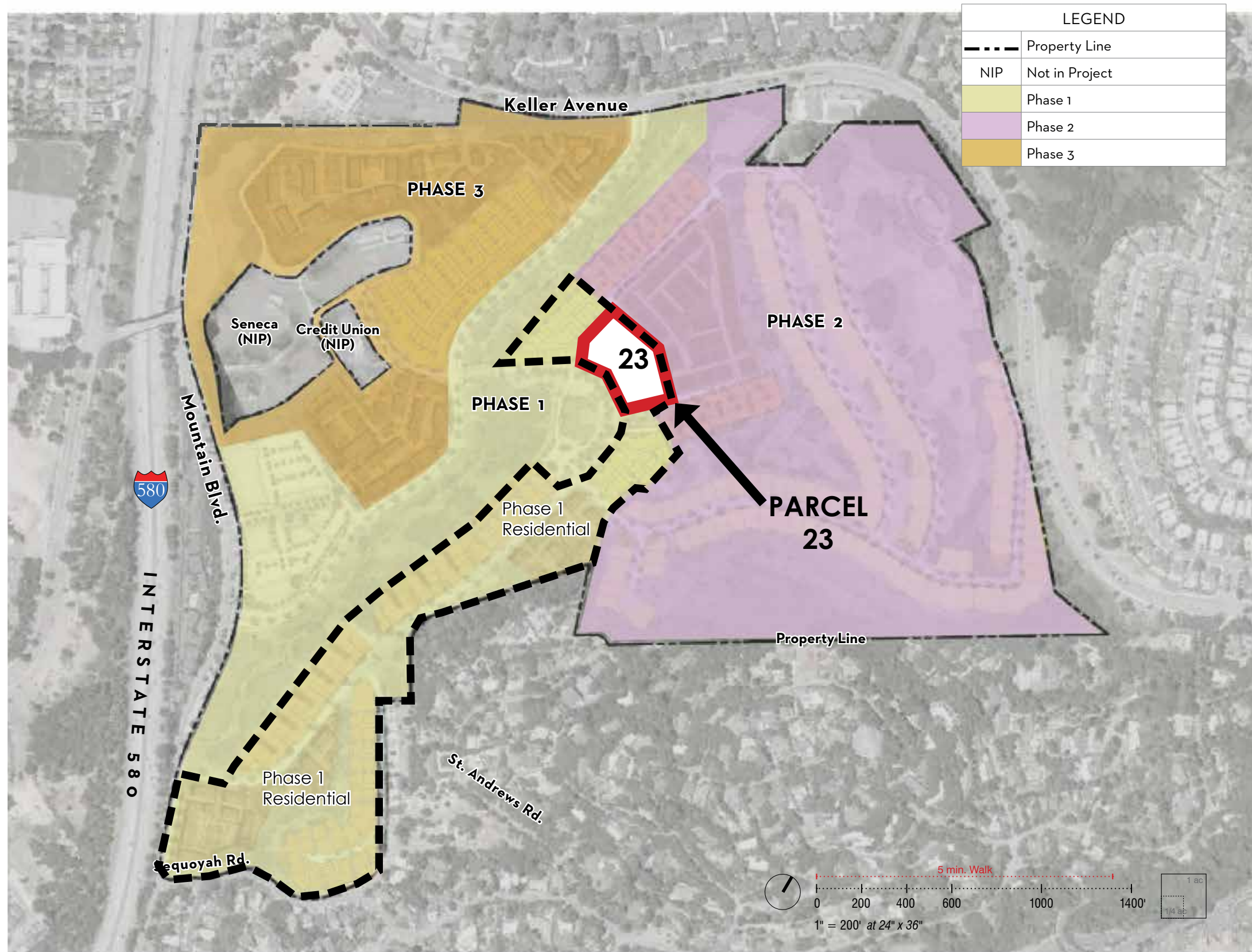
3. LOOKING EAST



4. LOOKING WEST

OAK KNOLL
CONTEXT PHOTOS
FINAL DEVELOPMENT PLAN - PARCEL 23

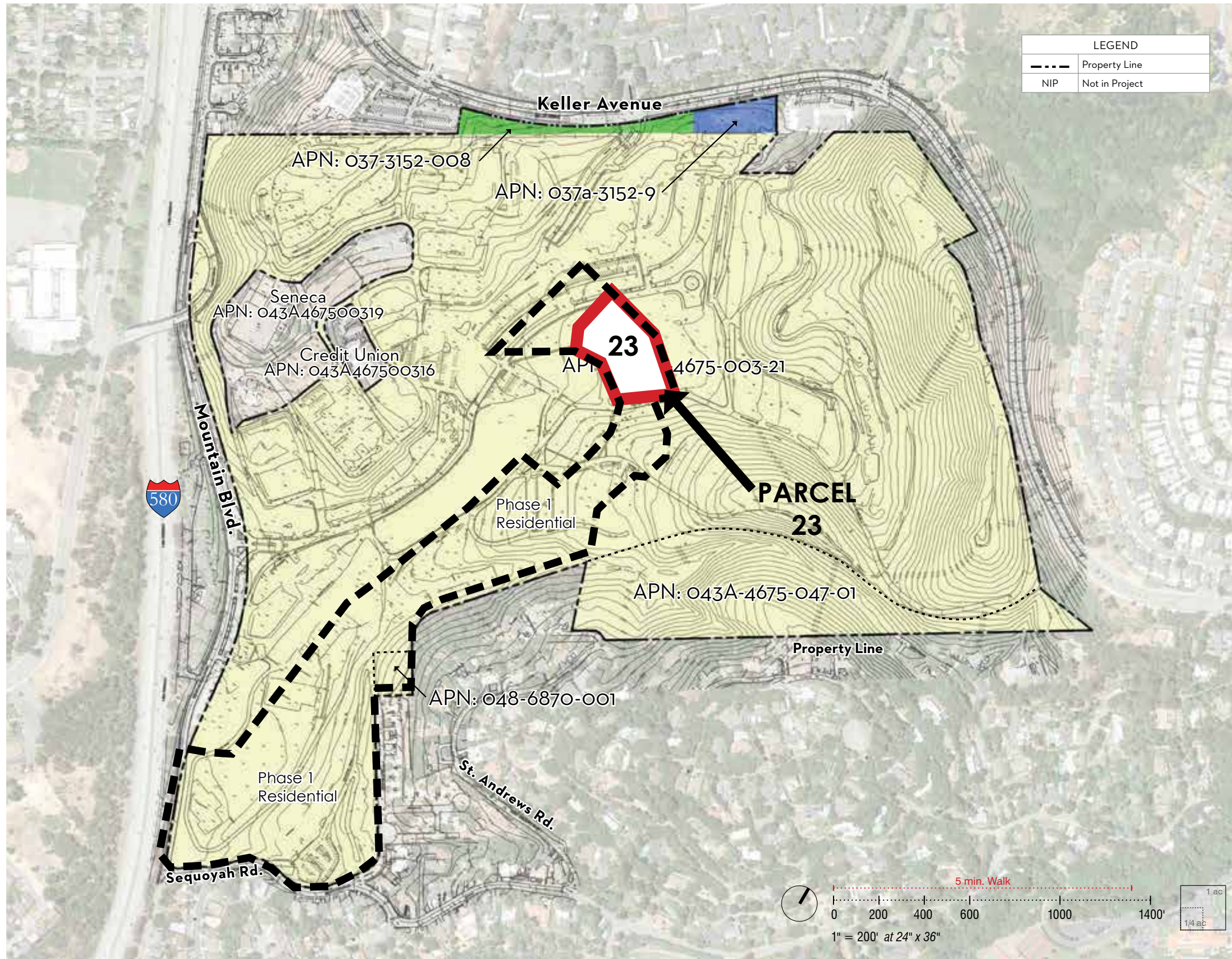


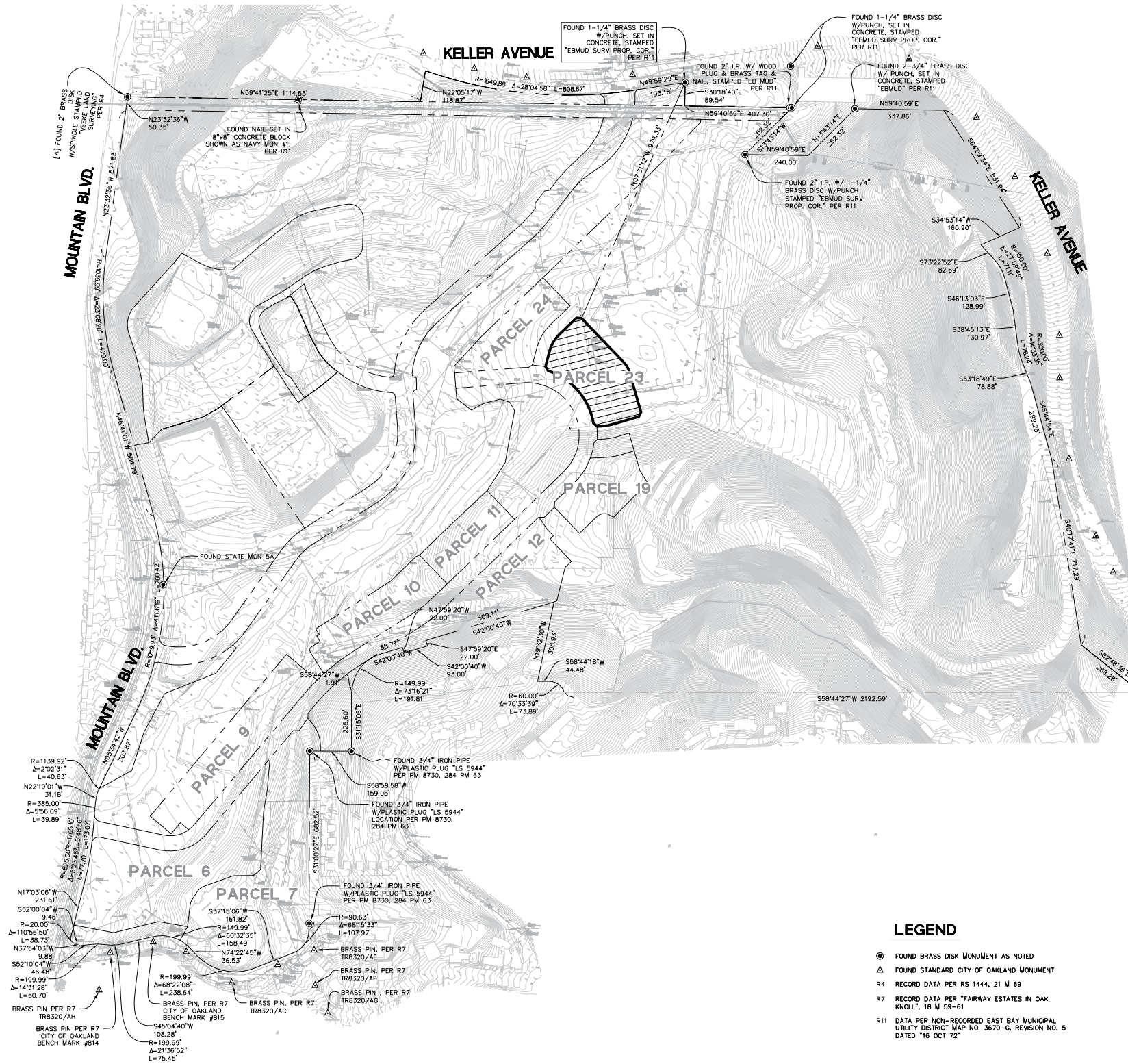


OAK KNOLL

PHASING & PHASE 1 RESIDENTIAL

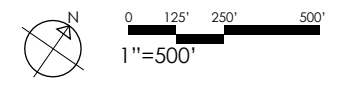
FINAL DEVELOPMENT PLAN - PARCEL 23





LEGEND

- FOUND BRASS DISK MONUMENT AS NOTED
- ▲ FOUND STANDARD CITY OF OAKLAND MONUMENT
- R4 RECORD DATA PER RS 1444, 21 M 69
- R7 RECORD DATA PER "FAIRWAY ESTATES IN OAK KNOLL", 18 M 59-61
- R11 DATA PER NON-RECORDED EAST BAY MUNICIPAL UTILITY DISTRICT MAP NO. 3670-G, REVISION NO. 5 DATED '16 OCT '72



OAK KNOLL

OVERALL PROPERTY BOUNDARY & TOPOGRAPHY

FINAL DEVELOPMENT PLAN - PARCEL 23





THE PLAN

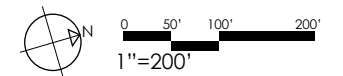


FOR ILLUSTRATIVE PURPOSES ONLY

OAK KNOLL

PHASE 1 SITE PLAN

FINAL DEVELOPMENT PLAN - PARCEL 23





PARCEL 23

ZONE: OK-3 MEDIUM

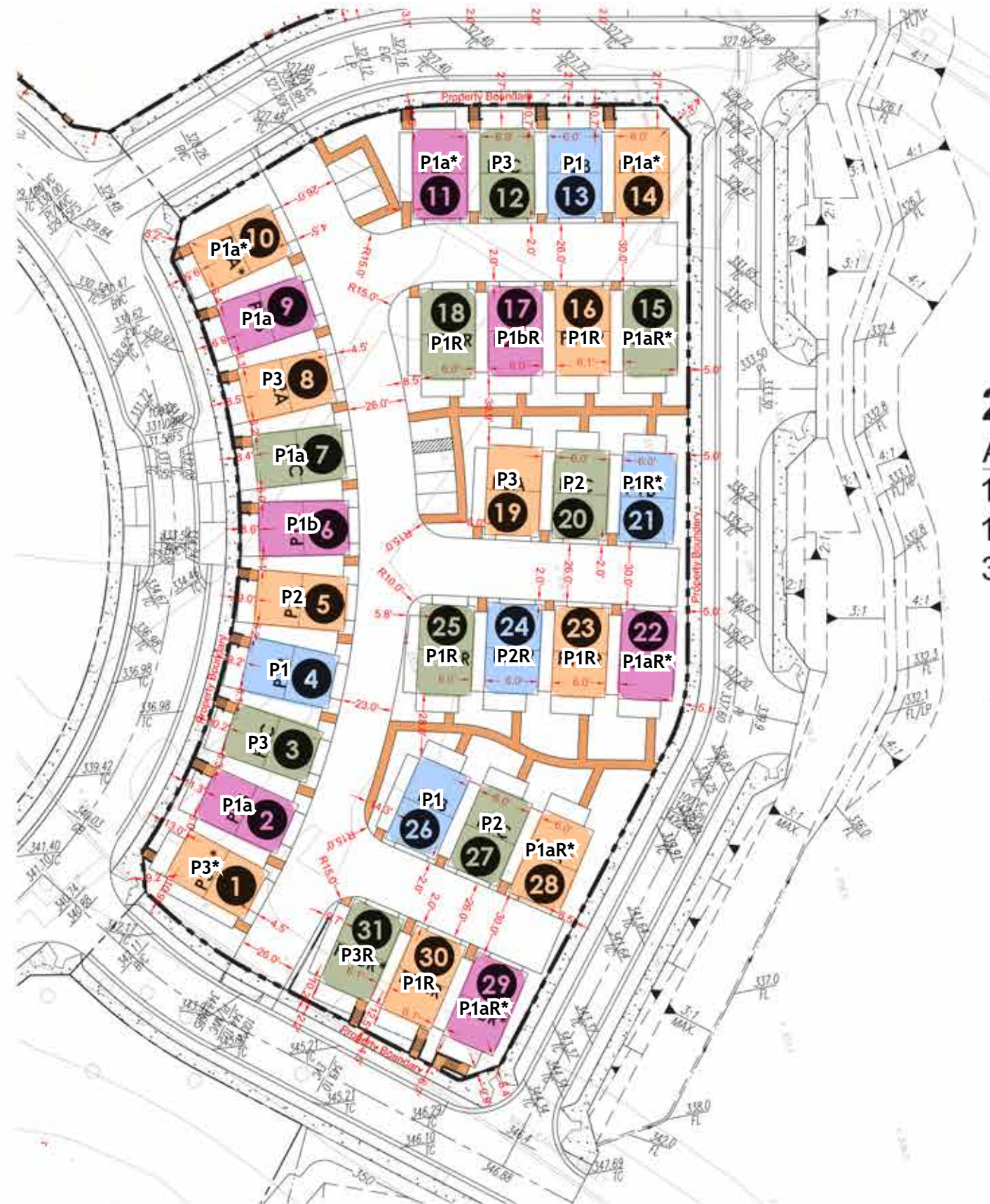
UNIT TYPE:
ALLEY LOADED SMALL LOT SFD
(AKA Pull-Apart Townhome)

PLAN SIZE:
RANGING FROM 2,000 SF TO 2,500 SF

Note: Per Table 17.101J.02: Permitted and Conditionally Permitted Facilities of the Oakland Zoning Code, a "One-Family Dwelling" is conditionally permitted in the D-OK-3 zone. In conjunction with this Final Development Plan, an application for a Conditional Use Permit has been made to implement the small-lot detached alley home/pull-apart townhome home type in lieu of an attached townhome.

LOT COVERAGE:
36.6% (55% MAX. ALLOWED)

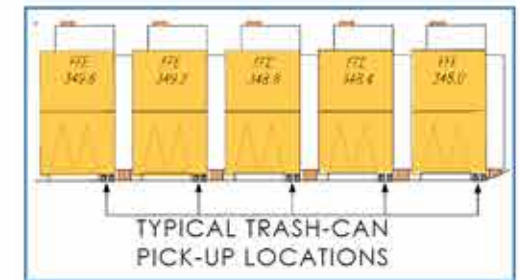
DEVELOPMENT STANDARDS PER OK-3 ZONING CODE:
FRONT SETBACK = 8' MIN.
SIDE SETBACK AT INTERIOR = 4' MIN.
SIDE SETBACK AT STREET = 5' MIN.
REAR SETBACK = N/A
MAX. HEIGHT (PRIMARY WALL) = 35'
MAX. HEIGHT (PITCHED ROOF) = 40'



LEGEND

- # BUILDING NUMBERS
- PROPERTY BOUNDARY
- MISSION STYLE
- CRAFTSMAN STYLE
- FARMHOUSE STYLE
- * HIGH VISIBILITY FACADE
- ARTS & CRAFTS STYLE

23
ALLEY SFD
1.9 ACRES
16.3 DU/AC
31 UNITS



OAK KNOLL
PARCEL SITE PLAN
FINAL DEVELOPMENT PLAN - PARCEL 23

Notes:
Refer to engineer's drawings for details regarding retaining walls, precise location of boundaries, grading and slopes.
For details of the floorplans, please see the floorplans in the Architecture section of this document.
For landscaping and fence details refer to landscape plans of this document.

PARCEL 23

OPEN SPACE SUMMARY

TOTAL USABLE GROUP OPEN SPACE

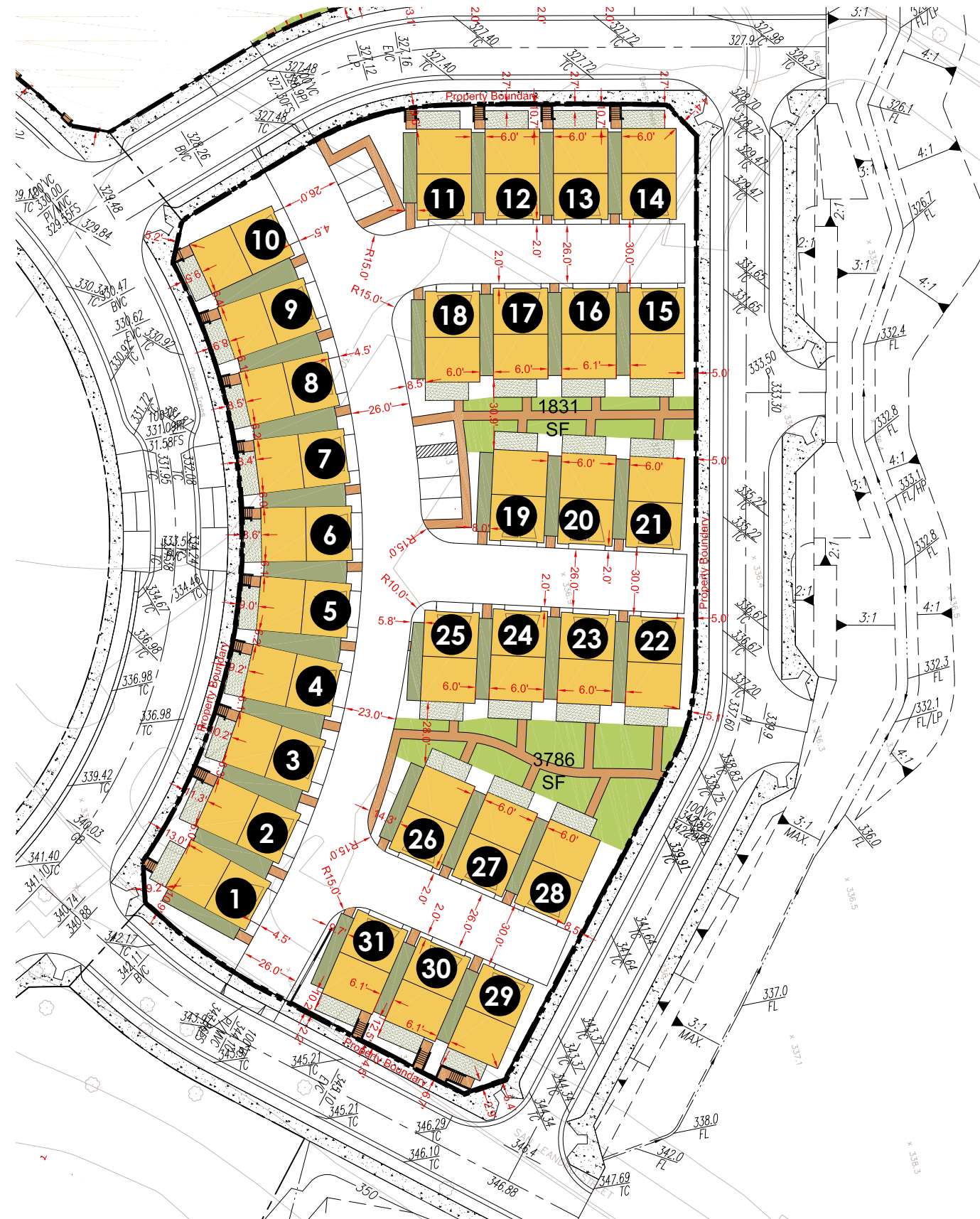
REQUIRED 170 SF PER UNIT (31 UNITS) = 5,270 SF
 PROVIDED = 5,617 SF

TOTAL USABLE PRIVATE OPEN SPACE

PROVIDED (2ND FLOOR DECK*)

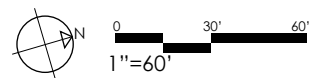
Building	2 nd Floor Deck* Area	Minimum Side Yard Area	Total Private Open Space
1	152 sf	219 sf	371 sf
2	152 sf	219 sf	371 sf
3	152 sf	219 sf	371 sf
4	152 sf	219 sf	371 sf
5	152 sf	219 sf	371 sf
6	152 sf	219 sf	371 sf
7	152 sf	219 sf	371 sf
8	152 sf	219 sf	371 sf
9	152 sf	219 sf	371 sf
10	152 sf	219 sf	371 sf
11	152 sf	219 sf	371 sf
12	152 sf	219 sf	371 sf
13	152 sf	219 sf	371 sf
14	152 sf	219 sf	371 sf
15	152 sf	219 sf	371 sf
16	152 sf	219 sf	371 sf
17	152 sf	219 sf	371 sf
18	152 sf	219 sf	371 sf
19	152 sf	219 sf	371 sf
20	152 sf	219 sf	371 sf
21	152 sf	219 sf	371 sf
22	152 sf	219 sf	371 sf
23	152 sf	219 sf	371 sf
24	152 sf	219 sf	371 sf
25	152 sf	219 sf	371 sf
26	152 sf	219 sf	371 sf
27	152 sf	219 sf	371 sf
28	152 sf	219 sf	371 sf
29	152 sf	219 sf	371 sf
30	152 sf	219 sf	371 sf
31	152 sf	219 sf	371 sf

* For detailed view of porches refer to architecture sheets



LEGEND

- # BUILDING NUMBERS
- COMMON OPEN SPACE
- PRIVATE YARDS
- PRIVATE PORCHES

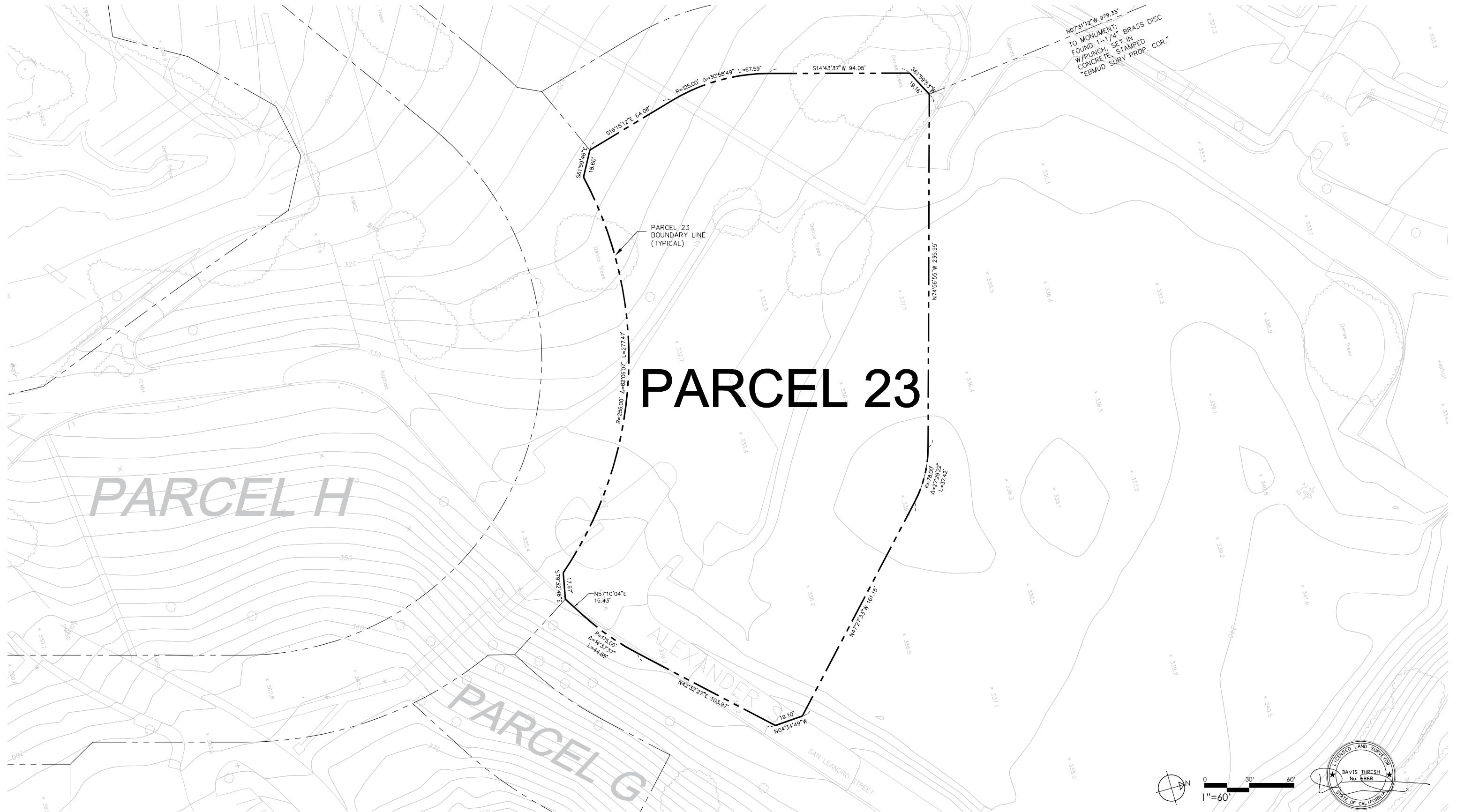


OAK KNOLL

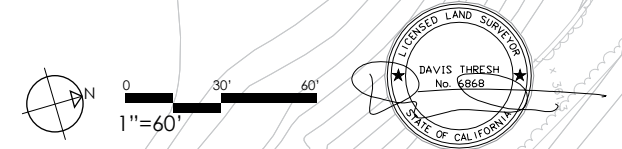
OPEN SPACE SUMMARY

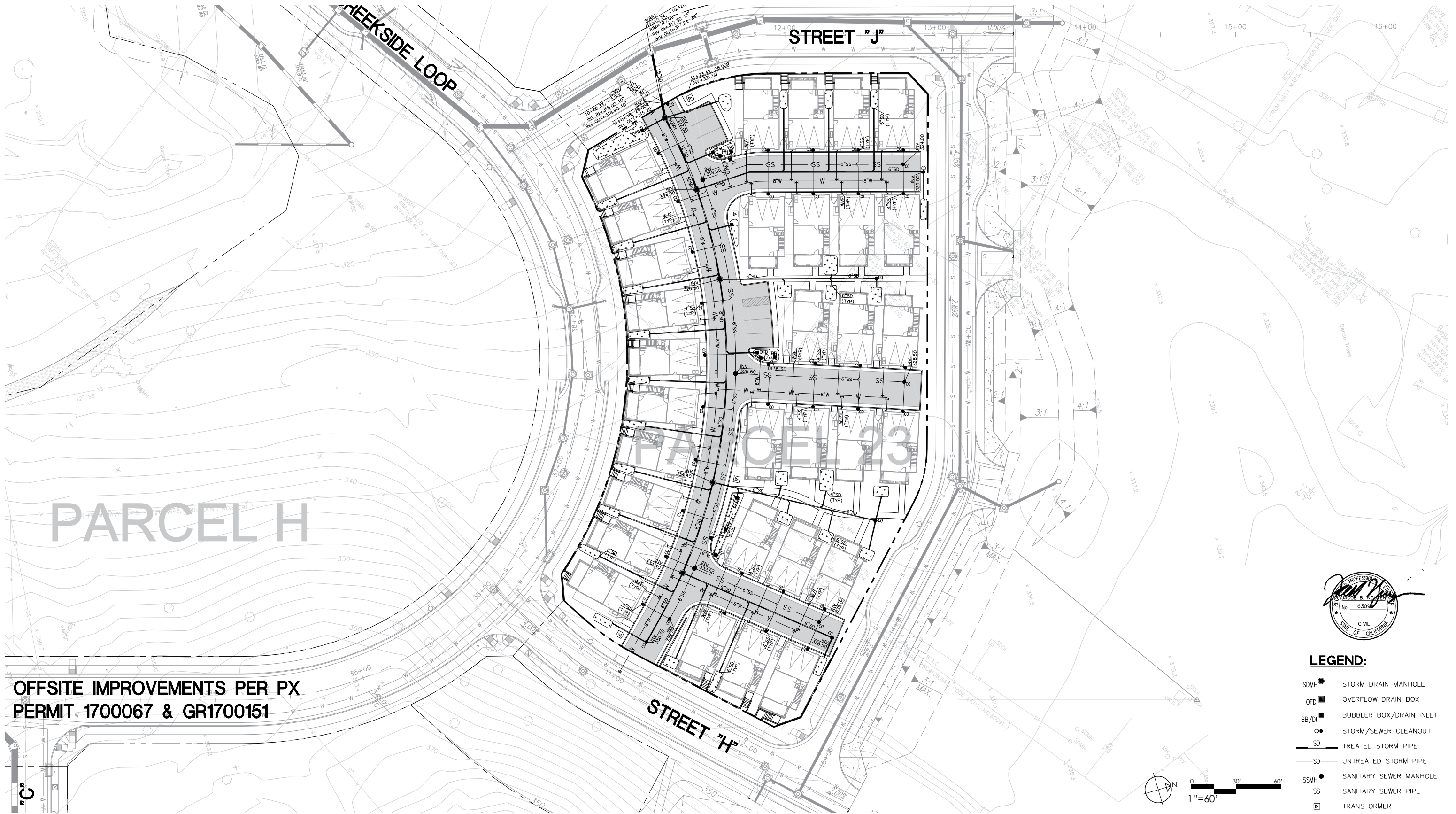
FINAL DEVELOPMENT PLAN - PARCEL 23





OAK KNOLL
 PARCEL BOUNDARY
 FINAL DEVELOPMENT PLAN - PARCEL 23





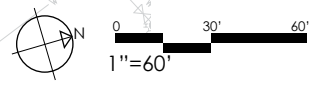
PARCEL H

OFFSITE IMPROVEMENTS PER PX
PERMIT W 1700067 & GR1700151



LEGEND:

- SDMH ● STORM DRAIN MANHOLE
- OFD ■ OVERFLOW DRAIN BOX
- BB/DI ■ BUBBLER BOX/DRAIN INLET
- CO ● STORM/SEWER CLEANOUT
- SD — TREATED STORM PIPE
- SD— UNTREATED STORM PIPE
- SSMH ● SANITARY SEWER MANHOLE
- SS— SANITARY SEWER PIPE
- ☐ TRANSFORMER

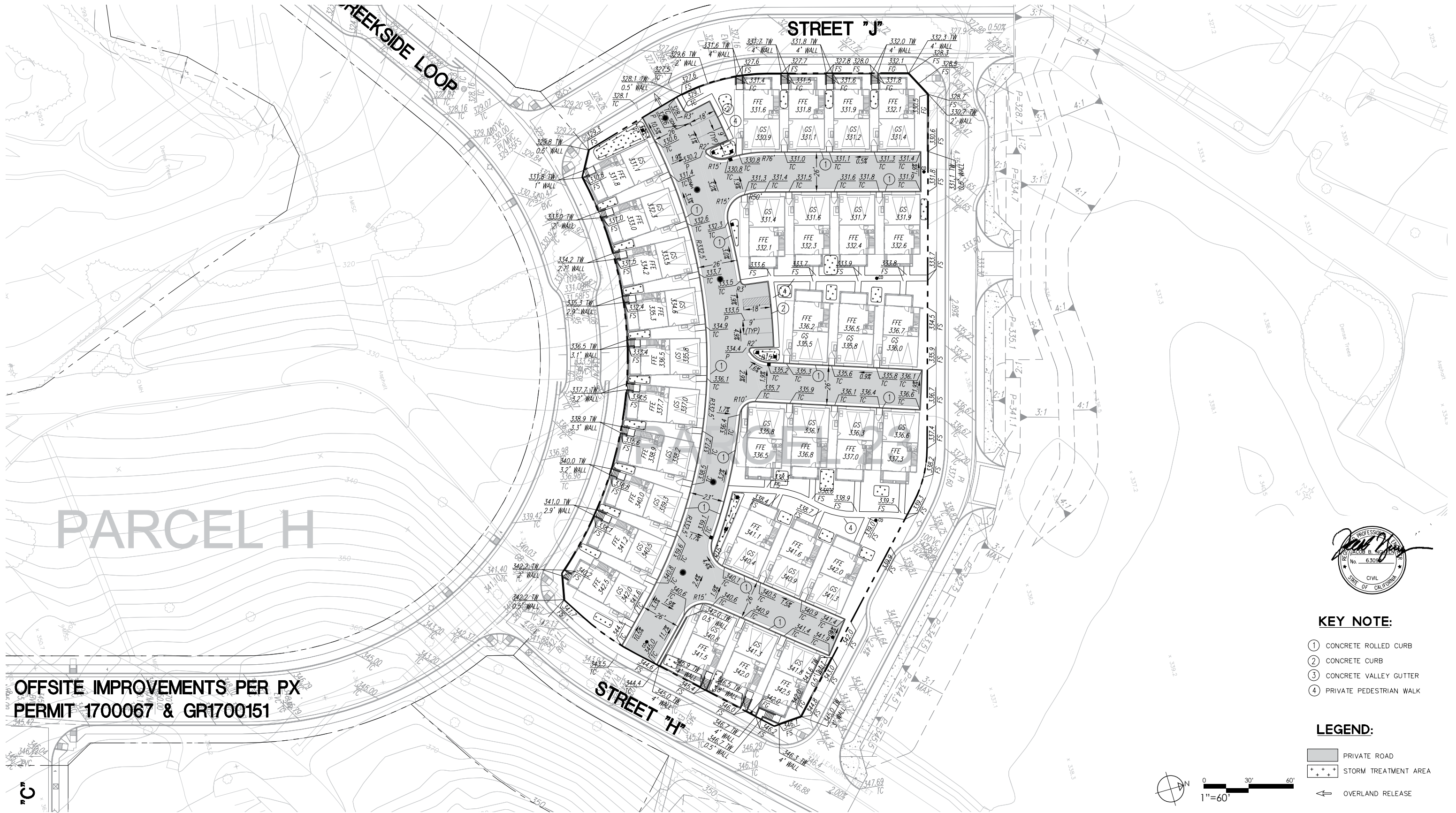


OAK KNOLL

UTILITY PLAN

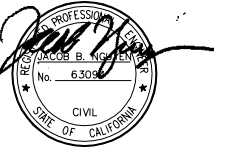
FINAL DEVELOPMENT PLAN - PARCEL 23





PARCEL H

OFFSITE IMPROVEMENTS PER PX
PERMIT 1700067 & GR1700151



KEY NOTE:

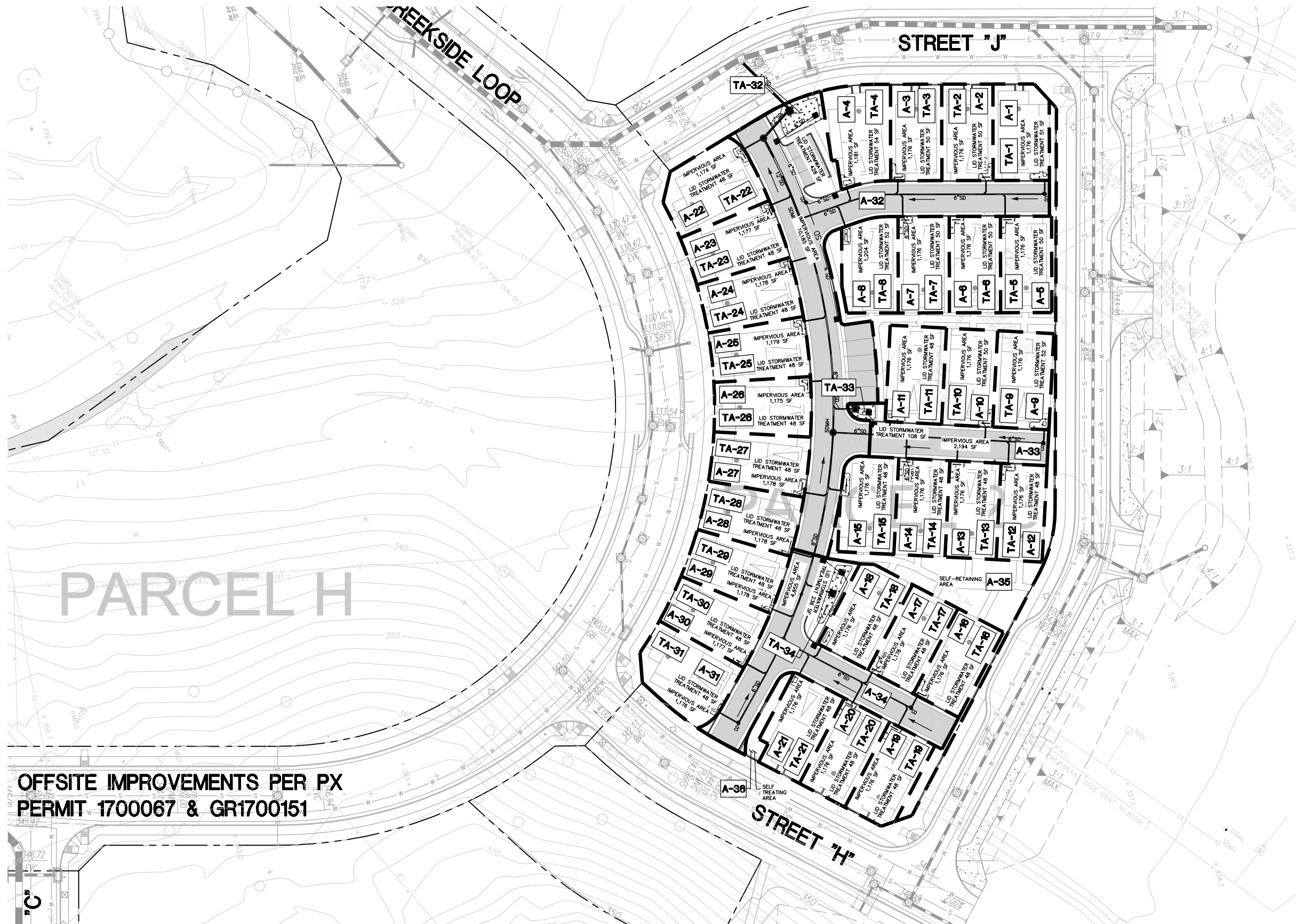
- ① CONCRETE ROLLED CURB
- ② CONCRETE CURB
- ③ CONCRETE VALLEY GUTTER
- ④ PRIVATE PEDESTRIAN WALK

LEGEND:

- PRIVATE ROAD
- STORM TREATMENT AREA
- OVERLAND RELEASE



OAK KNOLL
GRADING & DRAINAGE PLAN
FINAL DEVELOPMENT PLAN - PARCEL 23

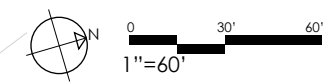


LEGEND:

- A-1 DRAINAGE AREA BOUNDARY
- TA-1 TREATMENT AREA
- STORM TREATMENT AREA
- PATH OF FLOW

DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA (FLOW-VOLUME BASED)	
			REQUIRED (SF)	PROVIDED (SF)
A-1	1823	1176	47	48
A-2	1695	1176	47	48
A-3	1695	1176	47	48
A-4	2069	1181	47	48
A-5	1695	1176	47	48
A-6	1695	1176	47	48
A-7	1695	1176	47	48
A-8	1776	1204	48	49
A-9	1865	1176	47	48
A-10	1695	1176	47	48
A-11	1865	1176	47	48
A-12	1526	1176	47	48
A-13	1695	1176	47	48
A-14	1695	1176	47	48
A-15	1851	1176	47	48
A-16	1695	1176	47	48
A-17	1695	1176	47	48
A-18	1851	1176	47	48
A-19	1676	1176	47	48
A-20	1695	1176	47	48
A-21	1792	1176	47	48
A-22	2195	1174	47	48
A-23	1830	1177	47	48
A-24	1830	1178	47	48
A-25	1830	1179	47	48
A-26	1830	1175	47	48
A-27	1829	1178	47	48
A-28	1829	1178	47	48
A-29	1828	1178	47	48
A-30	1828	1177	47	48
A-31	2208	1176	47	48
A-32	11187	10185	407	428
A-33	2404	2194	88	108
A-34	5581	4855	194	236
A-35	6813	NA	SELF-RETAINING	NA
A-36	412	NA	SELF TREATING	NA

**OFFSITE IMPROVEMENTS PER PX
PERMIT 1700067 & GR1700151**



OAK KNOLL
STORMWATER TREATMENT PLAN
FINAL DEVELOPMENT PLAN - PARCEL 23







HARDSCAPE LEGEND

- ENTRY DRIVEWAY, SEE CIVIL PLAN
- ▨ PRIVATE DRIVEWAY
- ▩ PEDESTRIAN PAVING, SEE LANDSCAPE MATERIALS
- LED BOLLARD LIGHT, TYP.
- ⊕ LED POLE LIGHT, TYP.
- - - 3' TALL FENCE, STEEL PICKET
- - - 6' TALL FENCE, WOOD

PLANTING LEGEND

- LARGE CANOPY TREE, SEE PLANT LIST FOR SPECIES
- ORNAMENTAL TREE, SEE PLANT LIST FOR SPECIES
- PRIVACY SCREENING PLANTING
HIGH SHRUBS, LOW SHRUBS, GROUNDCOVER & GRASSES
- ORNAMENTAL PLANTING
LOW SHRUBS, GROUNDCOVER & GRASSES
- NO MOW TURF
SEE PLANT LIST FOR SPECIES
- PRIVATE OPEN SPACE, IMPROVEMENTS BY OTHERS

IRRIGATION DESIGN INTENT & PERFORMANCE STANDARDS

1. ALL SHRUBS AND GROUNDCOVER AREAS (NON-TURF AREAS) TO BE IRRIGATED WITH DRIP IRRIGATION. ALL TURF AREAS IRRIGATED WITH HIGH EFFICIENCY SPRINKLERS.
2. LANDSCAPING TO BE DESIGNED TO BE IRRIGATED AT NO MORE THAN 55% OF THE REFERENCE EVAPOTRANSPIRATION FOR THE IRRIGATED AREA.
3. NO ORNAMENTAL TURF HAS BEEN SPECIFIED. ALL TURF IS FOR RECREATIONAL USE AND WILL NOT COVER MORE THAN 25% OF TOTAL IRRIGATED AREA.
4. TURF IS NOT ALLOWED IN AREAS LESS THAN 10' WIDE.
5. AUTOMATIC, SELF-ADJUSTING IRRIGATION CONTROLLERS ARE TO BE SPECIFIED ON ALL IRRIGATION SYSTEMS AND WILL AUTOMATICALLY ACTIVATE AND DEACTIVATE THE IRRIGATION SYSTEM BASED ON CHANGES IN THE WEATHER. ALL AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH RAIN SENSORS.
6. OVERHEAD SPRINKLER IRRIGATION FOR TURF AREAS ONLY, NO SPRINKLERS OR SPRAY HEADS IN AREAS LESS THAN 10' WIDE. LANDSCAPE DESIGN BEST PRACTICES WILL INCLUDE DISTRIBUTION UNIFORMITY, HEAD TO HEAD SPACING AND SETBACKS FROM WALKWAYS AND PAVEMENT.
7. HOMEOWNER AND DEVELOPER TO CONFORM TO EBMUD SECTION 31 WATER EFFICIENCY REQUIREMENTS FOR LANDSCAPE. PLANS PROVIDED INCLUDE SUGGESTED PLANT PALETTE, AND IRRIGATION DESIGN/BUILD SPECIFICATION TO CONFORM TO SECTION 31. HOMEOWNER TO REFER TO EBMUD BOOK "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" FOR FURTHER INFORMATION AND PLANT SELECTION. WWW.STOPWASTE.ORG WEB SITE PROVIDES ADDITIONAL INFORMATION REGARDING BAY FRIENDLY PLANTS AND PRACTICES FOR LANDSCAPING.
8. VALVES AND CIRCUITS TO BE SEPARATED (INDIVIDUAL HYDROZONES) BASED ON PLANT MATERIAL AND WATER USE.
9. STATIC PRESSURE AT POINT OF CONNECTION TO BE 60 PSI OR HIGHER. IRRIGATION DEMAND NOT TO EXCEED 20 GPM AT 60 PSI STATIC PRESSURE.
10. PROVIDE AUTOMATIC IRRIGATION SYSTEM THAT PROVIDES 100% UNIFORM COVERAGE AND MEETS CURRENT WATER EFFICIENCY STANDARDS FOR LANDSCAPE AREAS.
11. IRRIGATION BACKFLOW PREVENTION DEVICE TO BE LOCATED CLOSE TO STRUCTURE AWAY FROM EDGE OF ROAD OR PAVEMENT ON A CONCRETE PAD. A POLAR BLANKET AND STEEL CAGING TO BE PROVIDED FOR EACH BACKFLOW PREVENTER.
12. WATER USE ACCORDING TO "WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES"

PLANTING DESIGN INTENT & NOTES

1. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION. PRIVATE PATIOS AND PRIVATE YARDS WILL BE MAINTAINED BY INDIVIDUAL HOME OWNERS.
2. PLANT LISTS ARE SUGGESTED PALETTE, PLANTS MAY BE SUBSTITUTED AT OWNER'S DISCRETION SO LONG AS THEY ARE CLIMATE ADAPTED, AND MEET WATER REQUIREMENTS.
3. PLANT ALL TREES A MINIMUM OF 5 FEET AWAY FROM ANY UNDERGROUND UTILITIES, A MINIMUM OF 15 FEET FROM A LIGHT POLE, AND A MINIMUM OF 30 FEET FROM THE FACE OF A TRAFFIC SIGNAL, OR AS OTHERWISE SPECIFIED BY THE CITY.
4. PROVIDE ROOT BARRIER FOR ALL TREES LOCATED WITHIN 7 FEET OF PAVED EDGES OR STRUCTURE. ROOT BARRIER IS 18 INCH DEEP BY APPROXIMATELY 6 FT LONG PANEL BARRIER, DEEP ROOT UB18-2, AVAILABLE FROM VILLA LANDSCAPE PRODUCTS, INC. (714) 630-3181; ROOT SOLUTIONS (800)554-0914 OR APPROVED EQUIVALENT. INSTALL 12' LENGTH ALONG EDGE OF PAVEMENT CENTERED ON EACH TREE.
5. ALL SHRUBS, GROUNDCOVERS, TREES AND VINES SELECTED FOR PLANTING ARE CLIMATE ADAPTED AND DROUGHT TOLERANT.
6. NON-TURF AREAS: AT LEAST 80% OF PLANTS SELECTED ARE CLIMATE APPROPRIATE LOW WATER USE SPECIES AND REQUIRE MINIMAL WATER ONCE ESTABLISHED. UP TO 20% OF THE PLANTS MAY BE NON-DROUGHT TOLERANT VARIETY AS LONG AS THEY ARE APPROPRIATELY GROUPED TOGETHER AND IRRIGATED SEPARATELY AND EFFICIENTLY.
7. WATER USE ACCORDING TO "WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES"







OAK KNOLL
LANDSCAPE CONCEPT (WESTERN PORTION)
FINAL DEVELOPMENT PLAN - PARCEL 23



HARDSCAPE LEGEND

- ENTRY DRIVEWAY, SEE CIVIL PLAN
- ▨ PRIVATE DRIVEWAY
- ▩ PEDESTRIAN PAVING, SEE LANDSCAPE MATERIALS
- LED BOLLARD LIGHT, TYP.
- ⊙ LED POLE LIGHT, TYP.
- - - 3' TALL FENCE, STEEL PICKET
- - - 6' TALL FENCE, WOOD

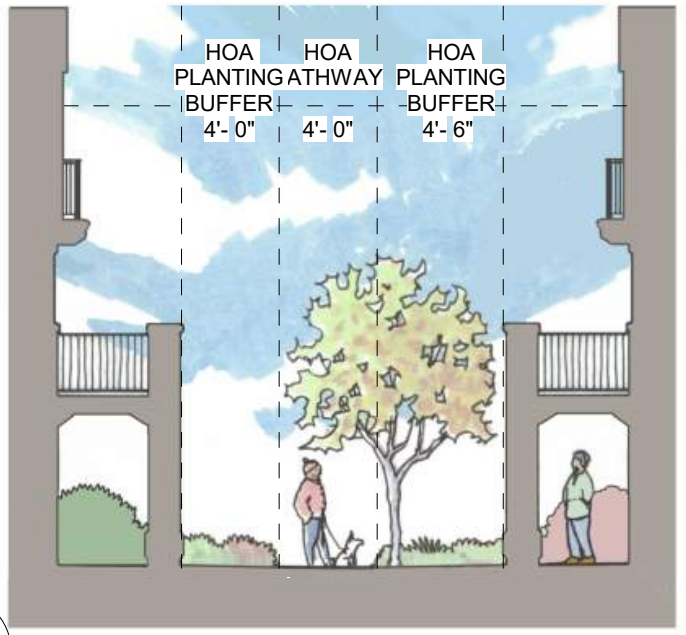
PLANTING LEGEND

-  LARGE CANOPY TREE, SEE PLANT LIST FOR SPECIES
-  ORNAMENTAL TREE, SEE PLANT LIST FOR SPECIES
-  **PRIVACY SCREENING PLANTING**
HIGH SHRUBS, LOW SHRUBS, GROUNDCOVER & GRASSES
-  **ORNAMENTAL PLANTING**
LOW SHRUBS, GROUNDCOVER & GRASSES
-  **NO MOW TURF**
SEE PLANT LIST FOR SPECIES
-  **PRIVATE OPEN SPACE, IMPROVEMENTS BY OTHERS**

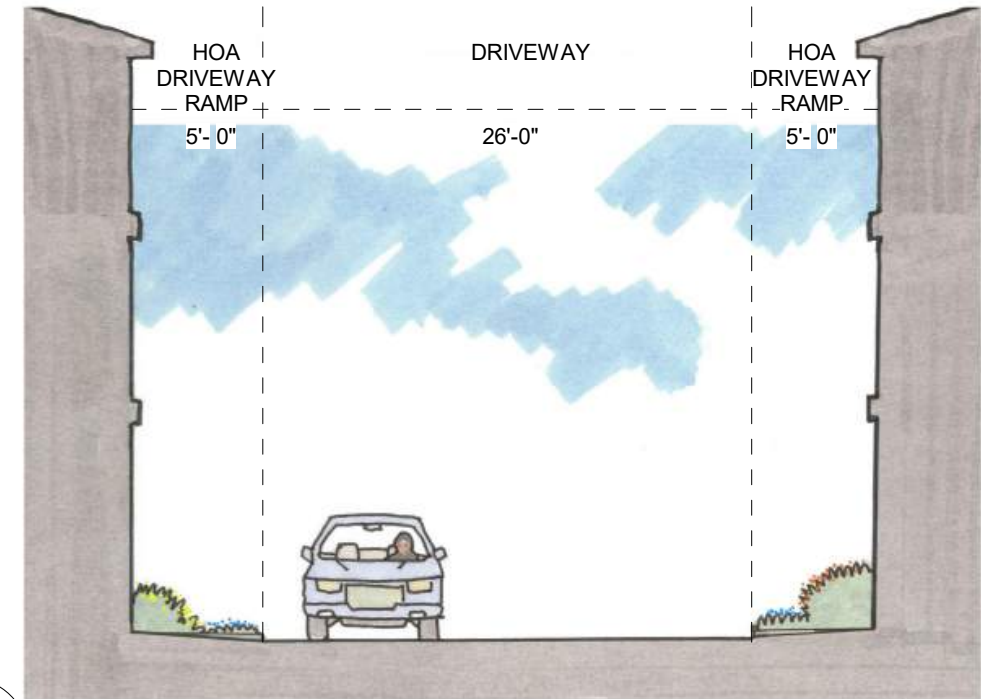




1



2











3

SEE PARCEL 23 LANDSCAPE
CONCEPT (WESTERN & EASTERN
PORTIONS) FOR SECTION
LOCATIONS

OAK KNOLL

SECTIONS

FINAL DEVELOPMENT PLAN - PARCEL 23

TREE LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
TREE				
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	VERY LOW
	ALBIZIA JULIBRISSIN	SILK TREE	24" BOX	LOW
	ARBUTUS UNEDO MULTI STEM	COMPACT STRAWBERRY TREE	24" BOX	LOW
	CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN WILD LILAC	15 GAL	LOW
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MODERATE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	LOW
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	MODERATE
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VERY LOW

SHRUBS, GROUNDCOVERS & GRASSES				
Type	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE
GRASS				
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-6"	LOW
FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	18"	MODERATE
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	LOW
FESTUCA RUBRA 'PT. MOLATE'	MOLATE FESCUE	1 GAL	1'-6"	LOW
JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	2'-0"	LOW
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	3'-0"	LOW
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	1'-0"	MODERATE
GROUNDCOVER				
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	1'-6"	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	15 GAL	8'-0"	LOW
ARCTOTIS STOECHADIFOLIA	AFRICAN DAISY	1 GAL	1'-6"	LOW
BERBERIS REPENS	CREEPING BARBERRY	5 GAL	1'-6"	LOW
CISTUS CORBARIENSIS	ROCKROSE	5 GAL	6'-0"	LOW
ERIGERON GLAUCUS	SEASIDE DAISY	5 GAL	2'-0"	LOW
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	1 GAL	1'-0"	LOW
ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	8'-0"	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	LOW
SENECIO MANDRALISCAE	BLUE CHALKSTICKS	5 GAL	2'-0"	LOW
STACHYS BYZANTINA 'SILVER CARPET'	LAMB'S EARS	1 GAL	3'-0"	LOW
ZAUSCHNERIA CALIFORNICA 'ROUTE 66'	ROUTE 66 CALIFORNIA FUCHSIA	1 GAL	3'-0"	LOW
HIGH SHRUB				
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	24" BOX	5'-0"	LOW
ARCTOSTAPHYLOS DENSIFLORA 'LUTSKO'S PINK'	MANZANITA	1 GAL	6'-0"	LOW
CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	1 GAL	4'-0"	MODERATE
CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	1 GAL	9'-0"	LOW
CEANOTHUS 'FROSTY BLUE'	CALIFORNIA LILAC	15 GAL	10'-0"	LOW
CEANOTHUS GLORIOSUS VAR. EXALTATUS 'EMILY BROWN'	NAVARRO CEANOTHUS	1 GAL	8'-0"	LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	6'-0"	LOW
OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	15 GAL	4'-0"	VERY LOW
PHORMIUM 'BRONZE BABY'	NEW ZEALAND FLAX	5 GAL	3'-0"	LOW
PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	5 GAL	4'-0"	LOW
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	LOW
RIBES VIBURNIFOLIUM	CATALINA PERFUME	1 GAL	5'-0"	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	3'-0"	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	5'-0"	LOW
SENECIO LEUCOSTACHYS	WHITE GROUNDSEL	5 GAL	4'-0"	LOW
WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	3'-0"	LOW
LOW SHRUB				
ANIGOZANTHOS 'BUSH LANTERN'	DWARF YELLOW KANGAROO PAW	1 GAL	2'-0"	LOW
ANIGOZANTHOS 'HARMONY'	KANGAROO PAW	5 GAL	2'-6"	LOW
ASCLEPIAS FASCICULARIS	NARROWLEAF MILKWEED	1 GAL	3'-0"	LOW
ASCLEPIAS SPECIOSA 'DAVIS'	SHOWY MILKWEED	1 GAL	3'-0"	LOW
ERYSIMUM LINIFOLIUM 'BOWLES' MAUVE'	WALLFLOWER	1 GAL	1'-6"	LOW
GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER ISLAND BUSH SNAPDRAGON	1 GAL	4'-0"	LOW
IRIS DOUGLASIANA 'CANYON SNOW'	PACIFIC COAST HYBRID IRIS	1 GAL	1'-6"	LOW
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	5 GAL	3'-0"	LOW
PHORMIUM 'CREAM DELIGHT'	NEW ZEALAND FLAX	5 GAL	2'-0"	LOW
PHORMIUM 'JACK SPRATT'	NEW ZEALAND FLAX	5 GAL	1' 0"	LOW
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"	MODERATE
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	24" BOX	6'-0"	LOW
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'	DWARF ROSEMARY	1 GAL	4'-0"	LOW
SALVIA MICROPHYLLA 'BERZERKELEY'	BERZERKELEY SALVIA	1 GAL	2'-0"	LOW
TEUCRIUM CHAMAEDRYIS	WALL GERMANDER	1 GAL	2'-0"	LOW
TREE				
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	25'-0"	VERY LOW
ARBUTUS UNEDO MULTI STEM	COMPACT STRAWBERRY TREE	24" BOX	8'-0"	LOW
CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN WILD LILAC	15 GAL	10'-0"	LOW
JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	30'-0"	MODERATE
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	20'-0"	LOW
PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	30'-0"	MODERATE
VINE				
SOLANUM JASMINOIDES	POTATO VINE	1 GAL	15'-0"	MODERATE
VITIS 'ROGER'S RED'	ROGER'S CALIFORNIA GRAPE	5 GAL	15'-0"	LOW

trees



Albizia julibrissin | Silk Tree



Ceanothus 'Ray Hartman' | Ray Hartman Wild Lilac



Platanus 'Columbia' | London Plane Tree



Aesculus californica | California Buckeye



Jacaranda mimosifolia | Jacaranda



Quercus agrifolia | Coast Live Oak



Arbutus undedo | Strawberry Tree



Lagerstoemia indica | Crape Myrtle

trees



Albizia julibrissin | Silk Tree



Ceanothus 'Ray Hartman' | Ray Hartman Wild Lilac



Platanus 'Columbia' | London Plane Tree



Aesculus californica | California Buckeye



Jacaranda mimosifolia | Jacaranda



Quercus agrifolia | Coast Live Oak



Arbutus unedo | Strawberry Tree



Lagerstroemia indica | Crape Myrtle

grasses



Carex divulsa | Berkeley Sedge



Juncus 'Elk Blue' | Elk Blue Juncus



Festuca 'Siskiyou Blue' | Siskiyou Blue Fescue



Muhlenbergia rigens | Deer Grass



Festuca californica | California Fescue



Festuca rubra 'Pt Molate' | Molate Fescue



Sesleria autumnalis | Autumn Moor Grass

groundcover



Achillea millefolium | Yarrow



Berberis repens | Creeping Barberry



Senecio mandraliscae | Blue Chalksticks



Arctostaphylos 'Pacific Mist' | Pacific Mist Manzanita



Cistus corbariensis | Rockrose



Salvia spathacea | Hummingbird Sage



Arctotis stoechadifolia | African Daisy



Erigeron glaucus | Seaside Daisy



Myoporum parvifolium | Creeping Myoporum

shrubs



Anigozanthos, sp. | Kangaroo Paw



Ceanothus, sp. | Wild Lilac



Olea 'Little Ollie' | Little Ollie Olive



Salvia leucantha | Mexican Bush Sage



Arctostaphylos 'Howard McMinn' | Howard McMinn Manzanita



Aesclepias, sp. | Milkweed



Lavandula angustifolia 'Hidcote Blue' | English Lavender



Phormium, sp. | New Zealand Flax



Teucrium chamaedrys | Wall Germander



Carpenteria californica | Bush Anenome



Galvezia speciosa 'Firecracker' | Island Bush Snapdragon



Iris douglasiana 'Island Snow' | Pacific Coast Iris



Ribes sanguineum | Red Flowering Currant



Westringia 'Morning Light' | Morning Light Coast Rosemary



Rosmarinus officinalis 'Collingwood Ingram' | Dwarf Rosemary

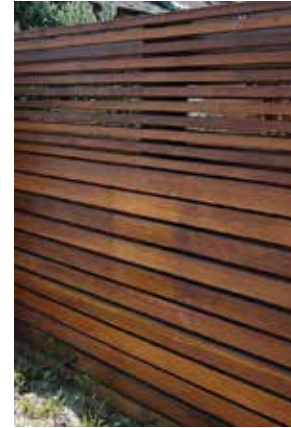
fencing



STEEL PICKET FENCE - 3' HEIGHT



STEEL PICKET FENCE ALONG PRIVATE COURTYARD - 6' HEIGHT



WOOD FENCE - HORIZONTAL BOARD, 6' HEIGHT. MATERIALS PER OAK KNOLL DESIGN GUIDELINES



WOOD FENCE - BOARD-ON-BATTEN, 6' HEIGHT. MATERIALS PER OAK KNOLL DESIGN GUIDELINES



COMMUNITY FENCE, CONCRETE PANEL, 6' TALL

paving



PRIVATE DRIVEWAY - INTEGRAL COLOR CONCRETE WITH SAWCUT JOINTS



PEDESTRIAN PAVING - INTEGRAL COLOR CONCRETE WITH ROCK SALT FINISH, SAWCUT JOINTS

retaining wall



ANCHOR HIGHLAND STONE RETAINING WALL, SIZES 6X6X12, 6X12X12, 6X18X12, WITH HIGHLAND CAP. COLOR: MONTECITO. AS AVAILABLE FROM BELGARD, WEB SITE: WWW.BELGARD.COM

bench



MAGLIN MLB870-W SERIES BENCH AS AVAILABLE FROM MAGLIN, WEB SITE: WWW.MAGLIN.COM

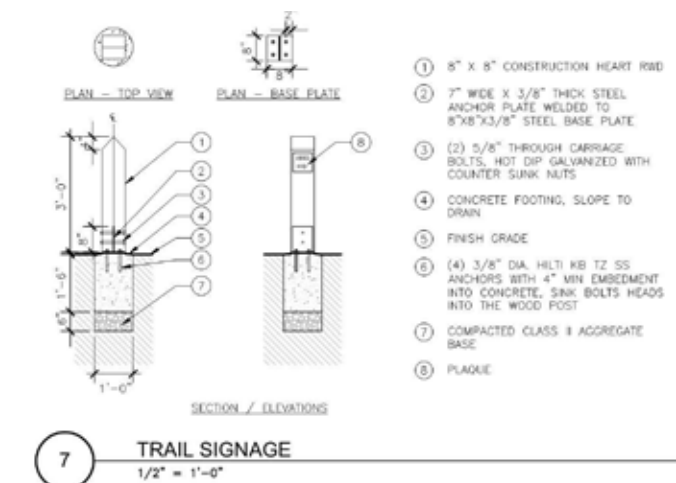
play structure



FREESTANDING SWINGING AND SPINNING ELEMENTS



entry sign



lighting

UDU-10176
Duomo 1 Bollard

7144 NE Progress Ct | Hillsboro, Oregon 97124 | T: 503.645.0500 | F: 503.645.8100
www.ligmanlightingusa.com



Diameter - 6.3" | Height - 29.7"/28.9" | Weight 15.8 lbs
IP55 - Suitable For Wet Locations
IK04 - Impact Resistant (Vandal Resistant)

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - U3 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Opal Borosilicate Glass Lens
Provided with opal borosilicate impact resistant glass.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

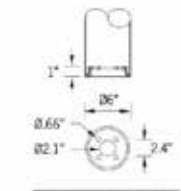
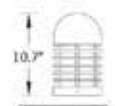
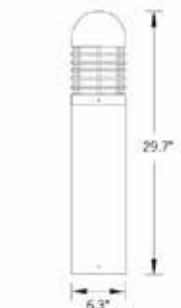
Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Compact, screened bollard fixtures. Residential-scale, providing soft downward and vertical illumination.

Duomo is a decorative bollard that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual comfort. This product was developed to complement the Duomo range of pillar lights, wall sconces and post tops. This sleek shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian precincts, building surrounds, shopping centers, squares and parks. The luminaire is provided with a opal borosilicate high impact glass lens that providing low glare vertical and horizontal illumination. The Duomo Bollard comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components. This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the bollard ensuring quick trouble-free installation. Custom bollard heights are available, please specify. Color temperature 2700K, 3000K and 4000K. Custom wattages can be provided to suit customer and Title 24 requirements. (Specify total watts per fixture)

Security Bollard:
The Duomo Bollard is available as a traffic rated security bollard. This optional design includes a 1/4" wall thickness galvanized steel security pole with 2 solid 1" galvanized steel cross support rods that are embedded into concrete. This security bollard provides restraint of vehicular traffic in unauthorized areas. Impact studies shows this bollard will stop a 5,500lb vehicle, travelling at 30mph. For additional strength, the galvanized pole can be filled with concrete up to the waterproof driver housing to provide a solid concrete barrier.

Additional Options (Consult Factory For Pricing)



Duomo Product Family



Ligman Lighting USA reserves the right to change specifications without prior notice. Please contact factory for latest information. Due to the critical importance of LED technology data and components may change without notice.

UQB-20941
QBA Post Top

7144 NE Progress Ct | Hillsboro, Oregon 97124 | T: 503.645.0500 | F: 503.645.8100
www.ligmanlightingusa.com



Length - 20.7"
Height - 17.3"
Weight 39.6 lbs
IP54
Suitable for wet locations
IK07
Impact Resistant (Vandal Resistant)
EPA - 1.33

POLE NOT INCLUDED



Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U3 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact Acrylic Lens
Manufactured with Ultra High Impact, Naturally UV Stabilized Injection Molded Acrylic.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Sealed-optic urban post top. Traditional urban realm lighting post top, with external diffuser cover and clean lines

A modern post top luminaire with excellent downward symmetrical light distribution and visual appeal. The precision optical system gives very low glare rating, while reducing light pollution. Designed for lighting entrances, footpaths and car parks.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Low copper content die-cast aluminium housing with high corrosion resistance. Stainless steel fasteners in grade 316. Durable silicone memory retentive gasket and clear prismatic UV stabilized acrylic lens. Housing is treated with a nickel and zinc phosphate protection before powder coating, ensuring high corrosion resistance.

High performance COB LED light engine. White coating aluminium reflector on the top of luminaire. This luminaire is provided prewired with power cord to the handhole to simplify installation

Additional Options (Consult Factory For Pricing)



Ligman Lighting USA reserves the right to change specifications without prior notice. Please contact factory for latest information. Due to the critical importance of LED technology data and components may change without notice.



Final Development Plan Parcel 23 Addendum

OAK KNOLL

OAKLAND, CA



PLAN 1
 MISSION
 SHOWN HERE
 ALSO WITH
 CRAFTSMAN & FARMHOUSE STYLE
 AND PORCH LAYOUT 'A'

2 BED + FAM. RM/OPT. BR. 2 BA + 2 PDR
LIVING AREA 2,307 SQ.FT GARAGE AREA 487 SQ. FT

PLAN 2
 FARMHOUSE
 SHOWN HERE
 ALSO WITH
 MISSION & CRAFTSMAN STYLE
 AND PORCH LAYOUT 'B'

2 BED + FAM. RM/OPT. BR. 2 BA + 2 PDR
LIVING AREA 2,396 SQ.FT GARAGE AREA 487 SQ.FT

PLAN 3
 CRAFTSMAN/BUGALOW
 SHOWN HERE
 ALSO WITH
 MISSION & FARMHOUSE STYLE
 AND PORCH LAYOUT 'C'

2 BED + FAM. RM/OPT. BR. 2 BA + 2 PDR
LIVING AREA 2,291 SQ.FT GARAGE AREA 487 SQ



1A | Mission



1A | Arts & Crafts



1A | Craftsman



1A | Arts & Crafts Alt B

Note: Artist's Conception; Colors, Materials
And Application May Vary.

Plan 1a Elevation Styles

OAK KNOLL

OAKLAND, CA



0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 23

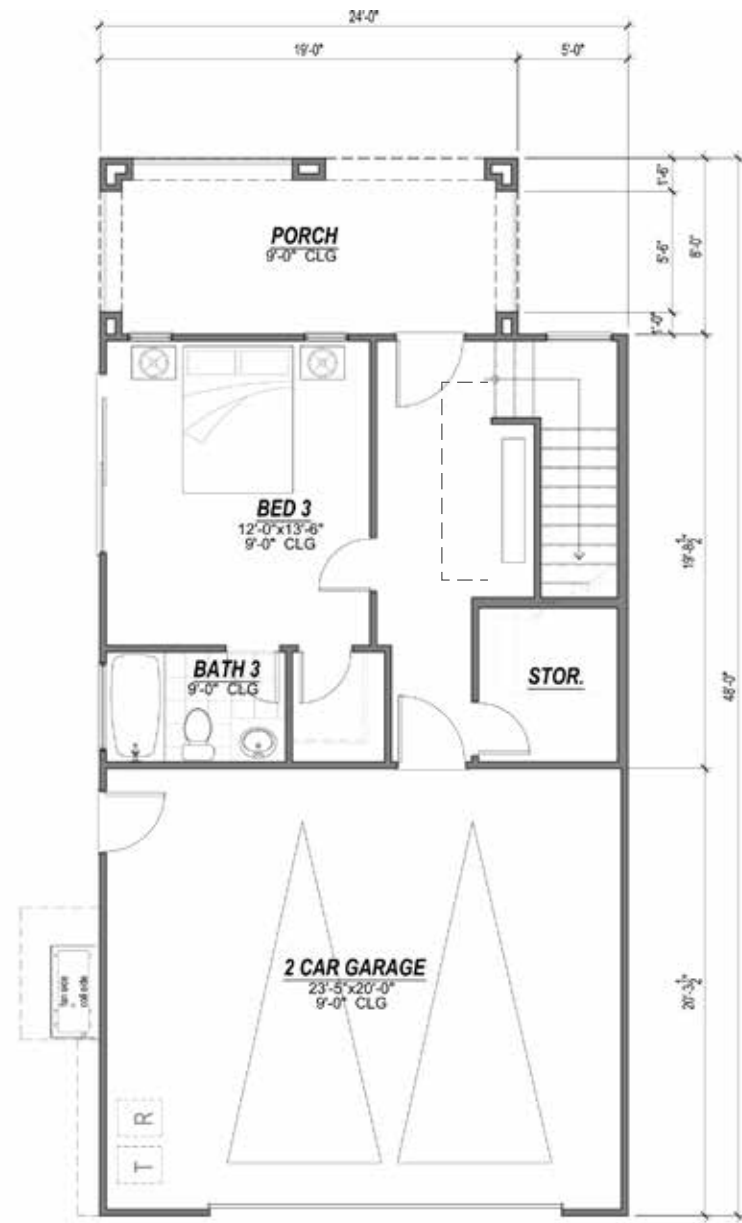
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ARCHITECTS · PLANNERS · DESIGNERS

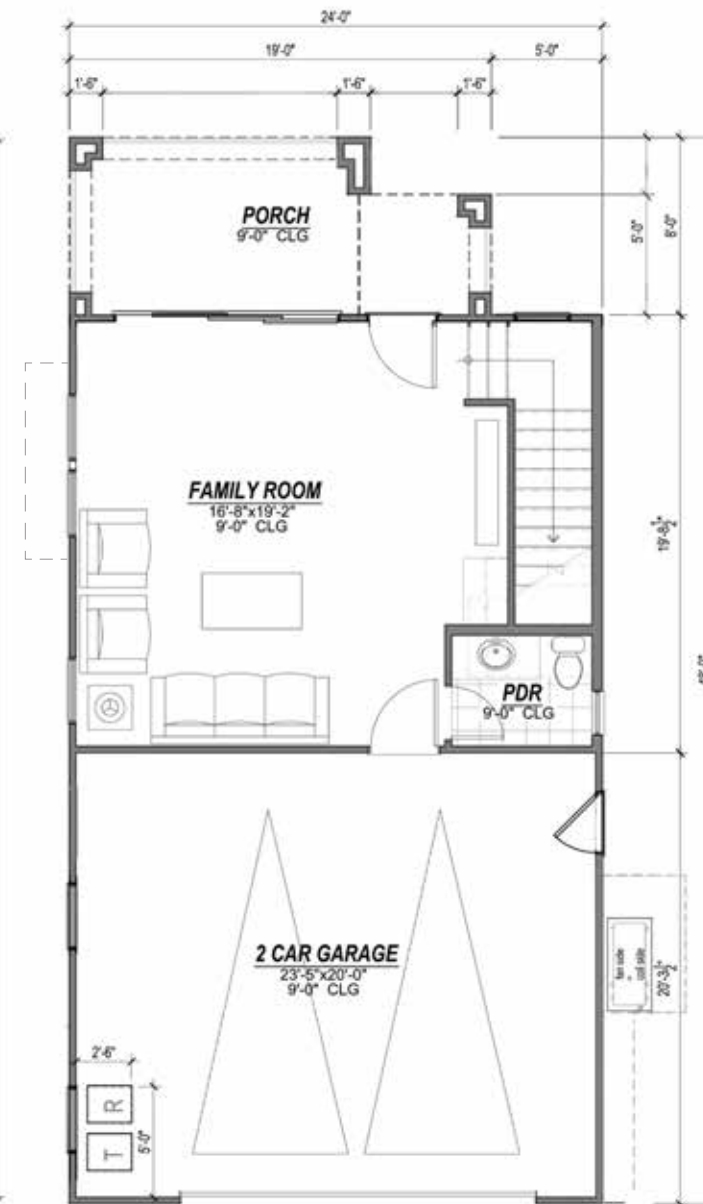


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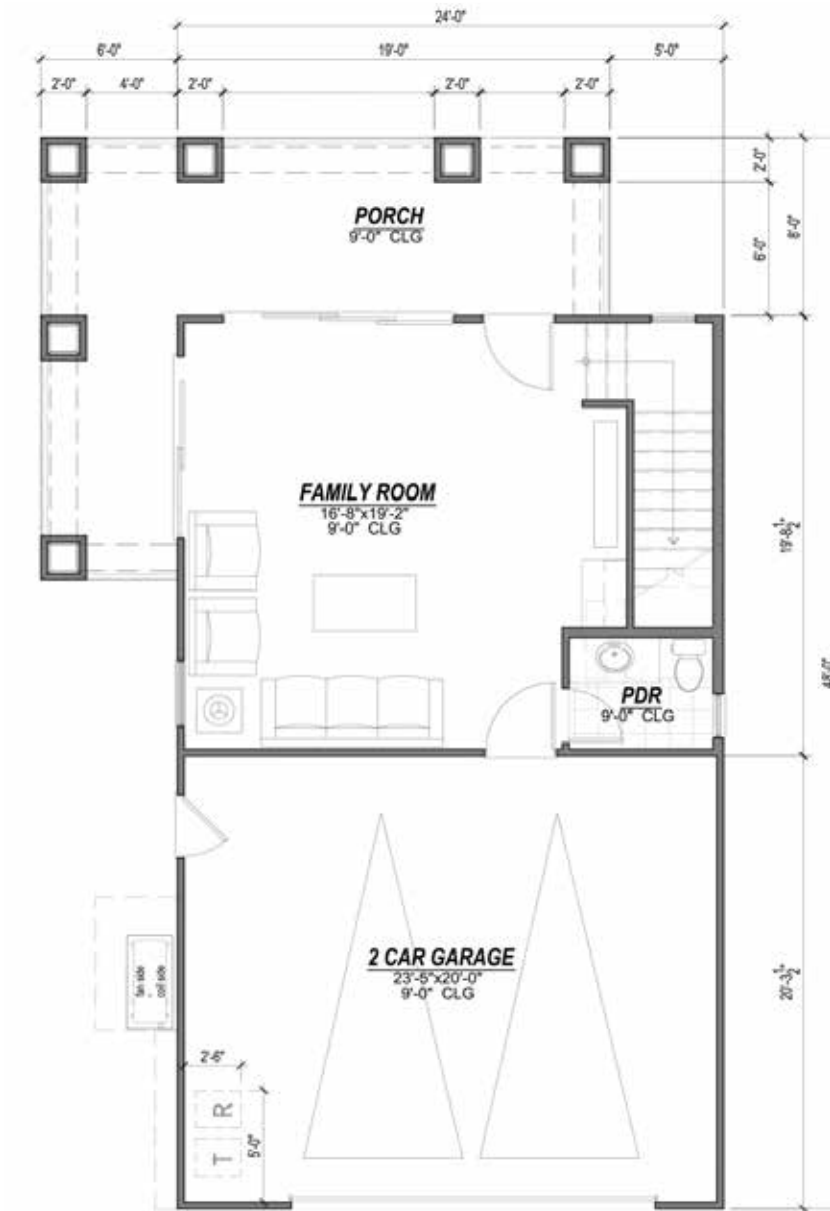
ORANGE COUNTY · LOS ANGELES · BAY AREA · SACRAMENTO



FIRST FLOOR (OPTION)
BED 3 + BATH 3



FIRST FLOOR



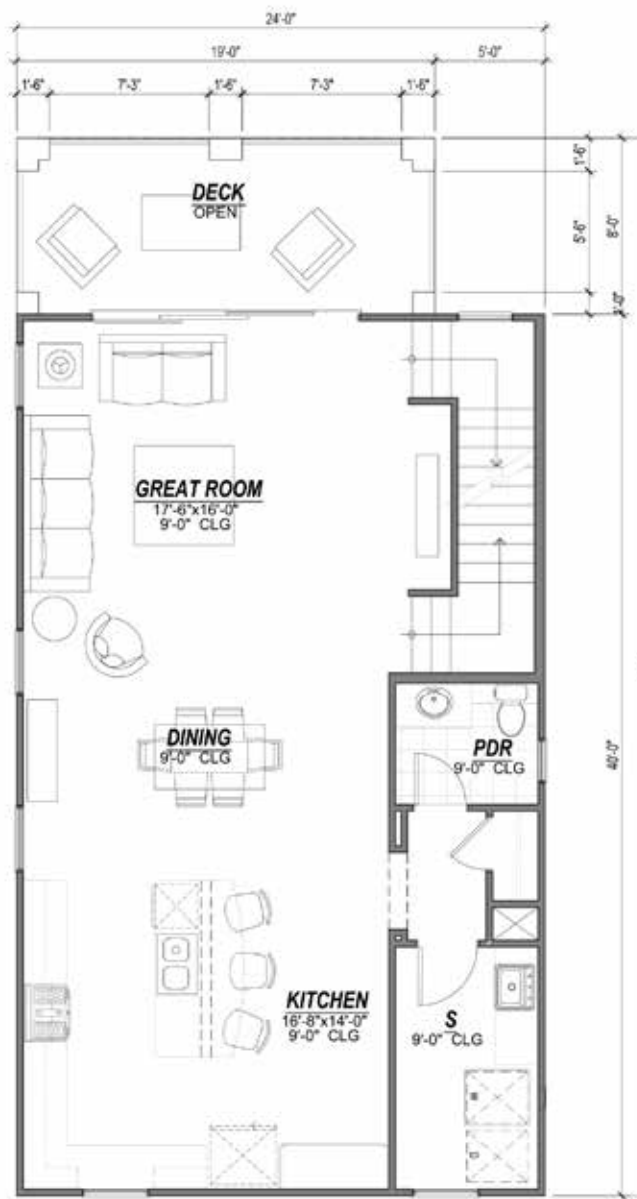
FIRST FLOOR OPTION WITH
WRAP PORCH

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

SMALL LOT SINGLE - FAMILY HOME - PLAN 1 TYPICAL FIRST FLOOR PLAN (SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 23



SECOND FLOOR



SECOND FLOOR W/ ADDITIONAL WINDOWS (ENHANCED OPTION)



SECOND FLOOR OPTION WITH WRAP PORCH



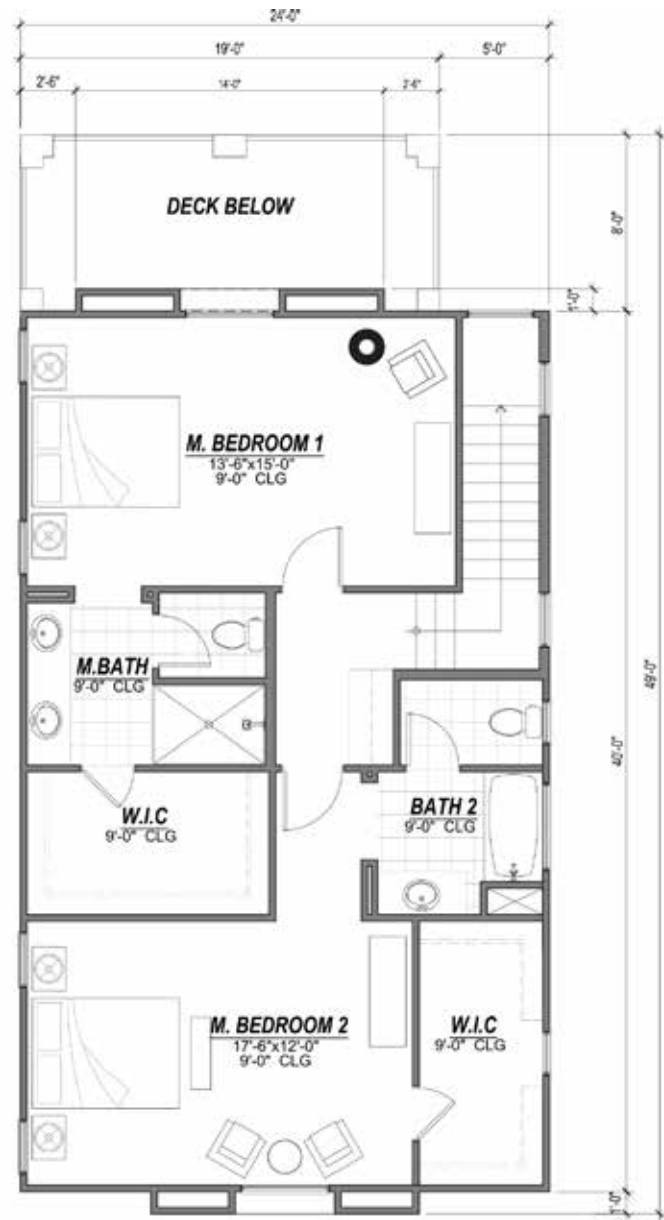
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OAK KNOLL

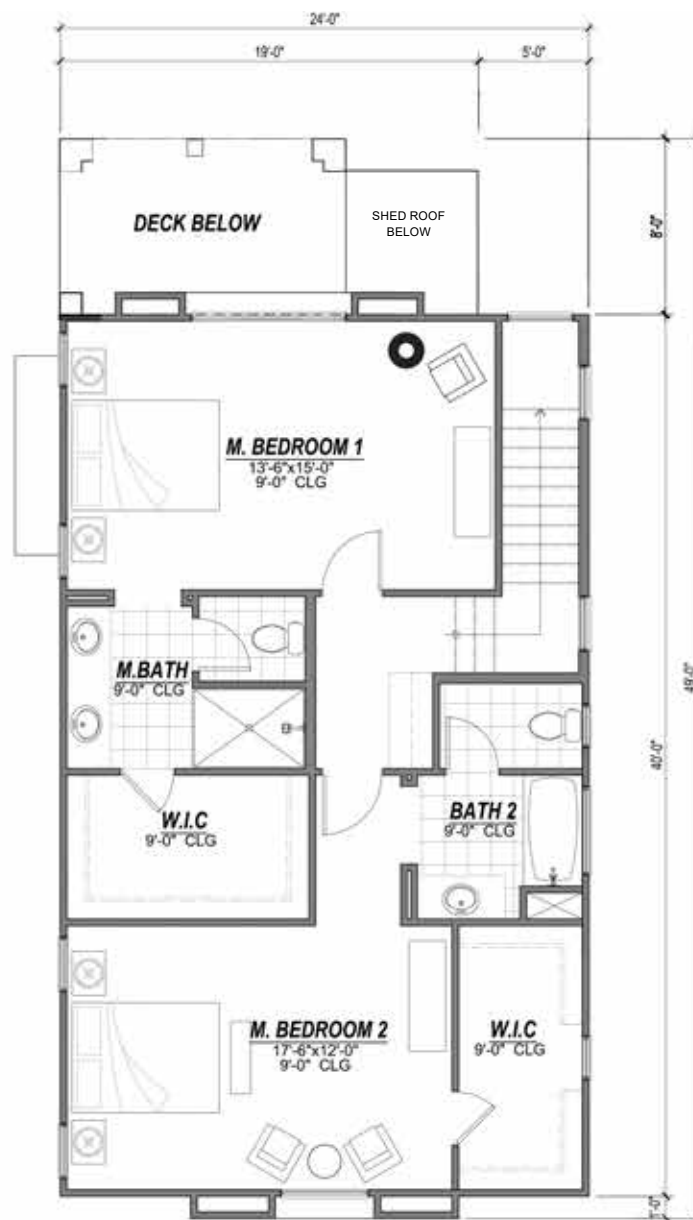
SMALL LOT SINGLE - FAMILY HOME - PLAN 1 TYPICAL SECOND FLOOR PLAN (SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 23

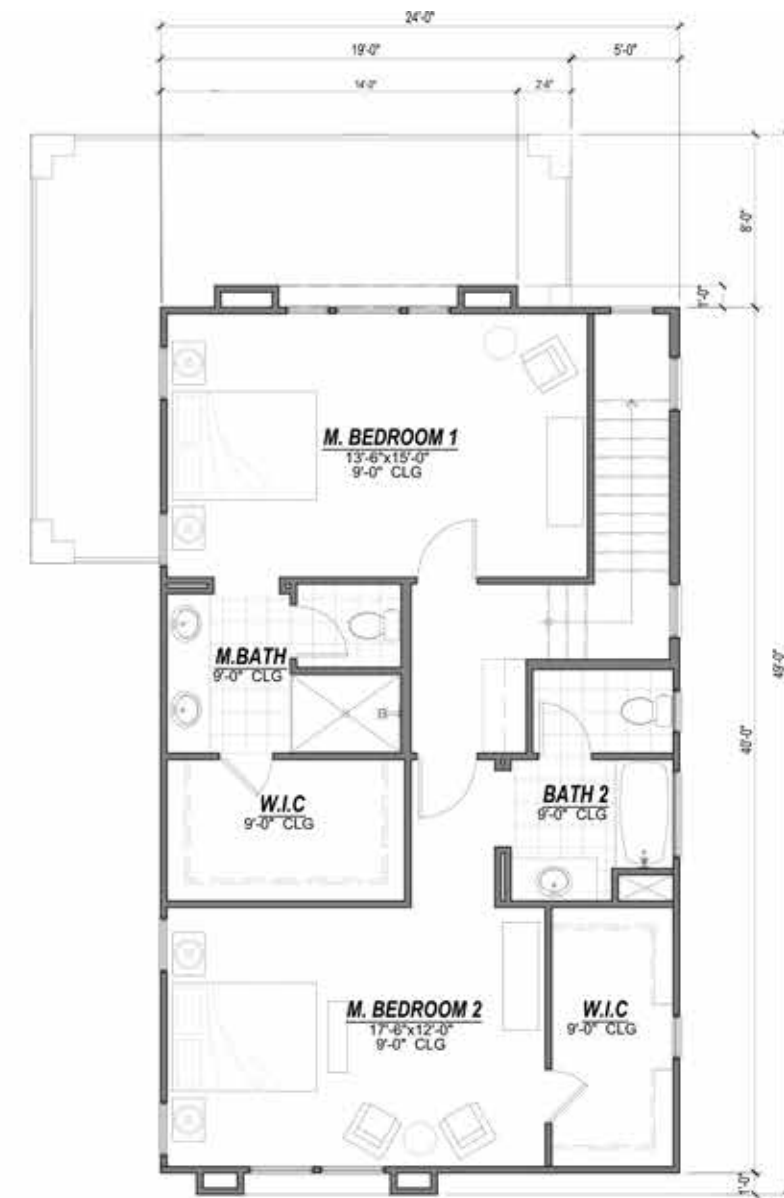




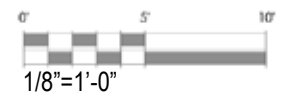
THIRD FLOOR

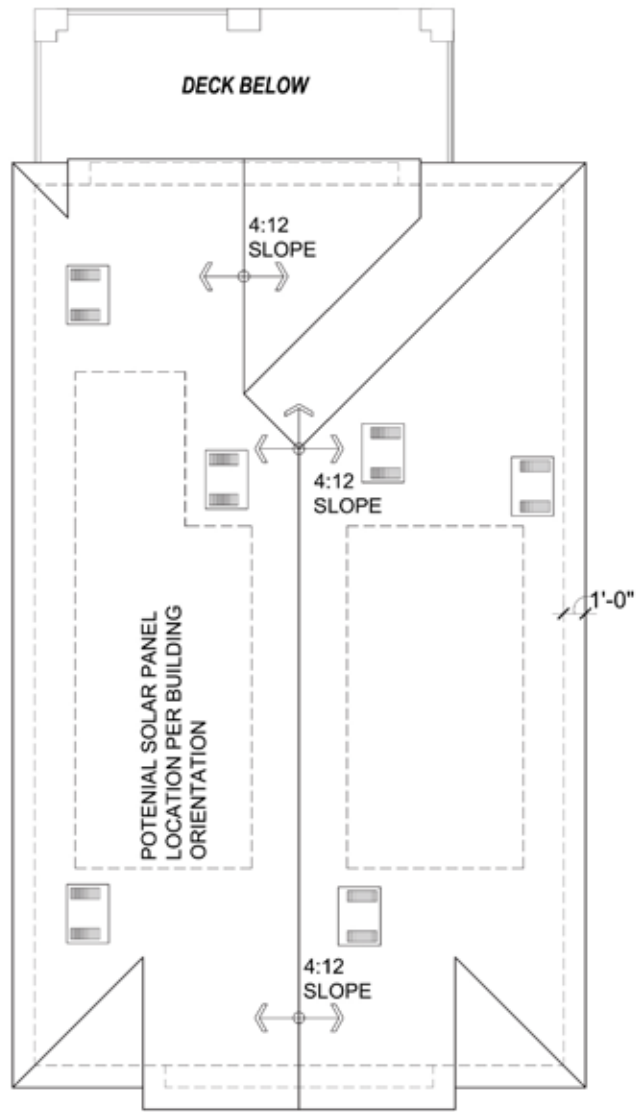


THIRD FLOOR
FOR HIGH VISIBILITY LOCATIONS

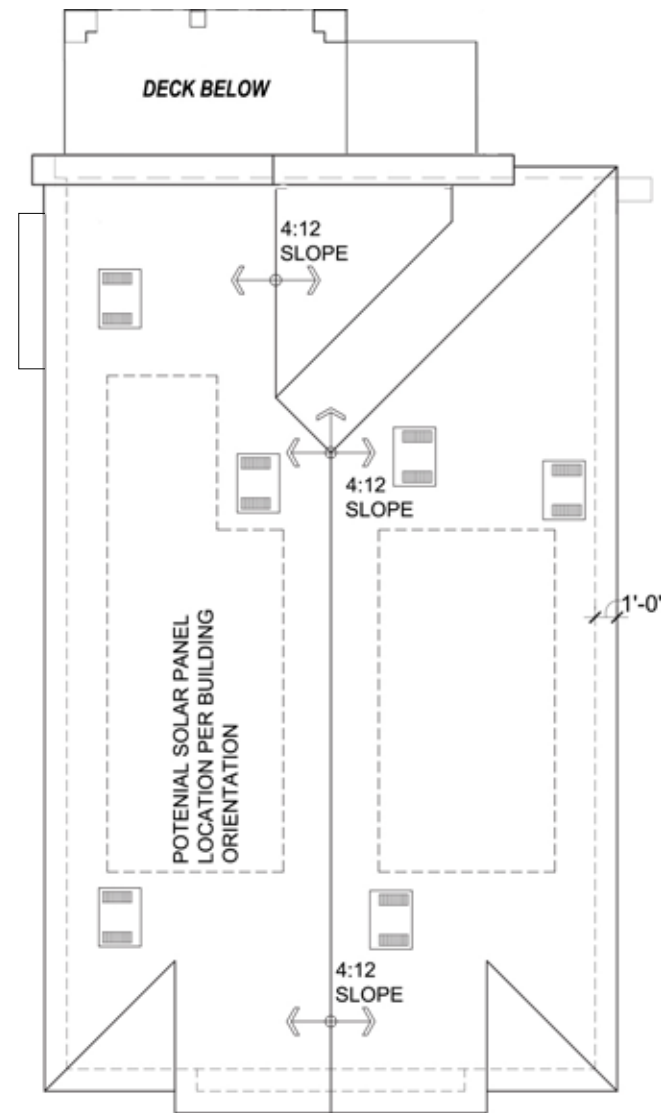


THIRD FLOOR OPTION WITH
WRAP PORCH/ PORCH LAYOUT 'C'

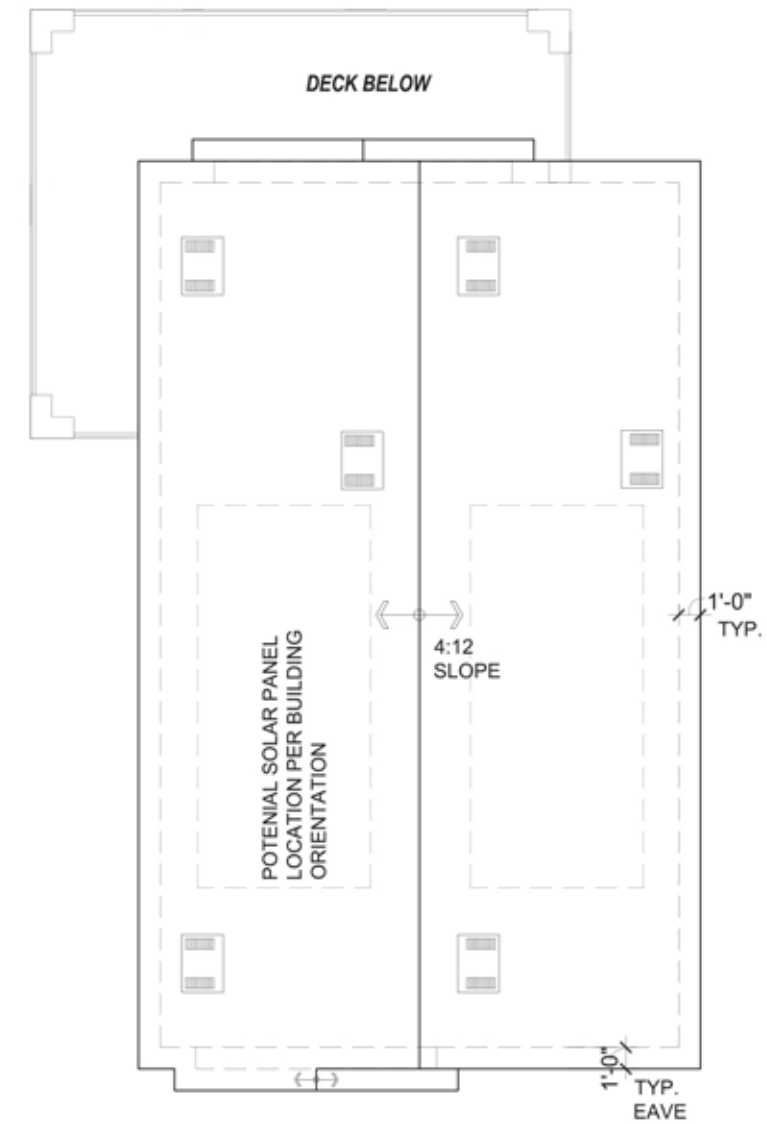




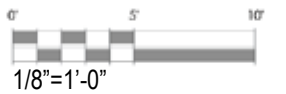
ROOF



ROOF PLAN



ROOF PLAN OPTION WITH WRAP PORCH

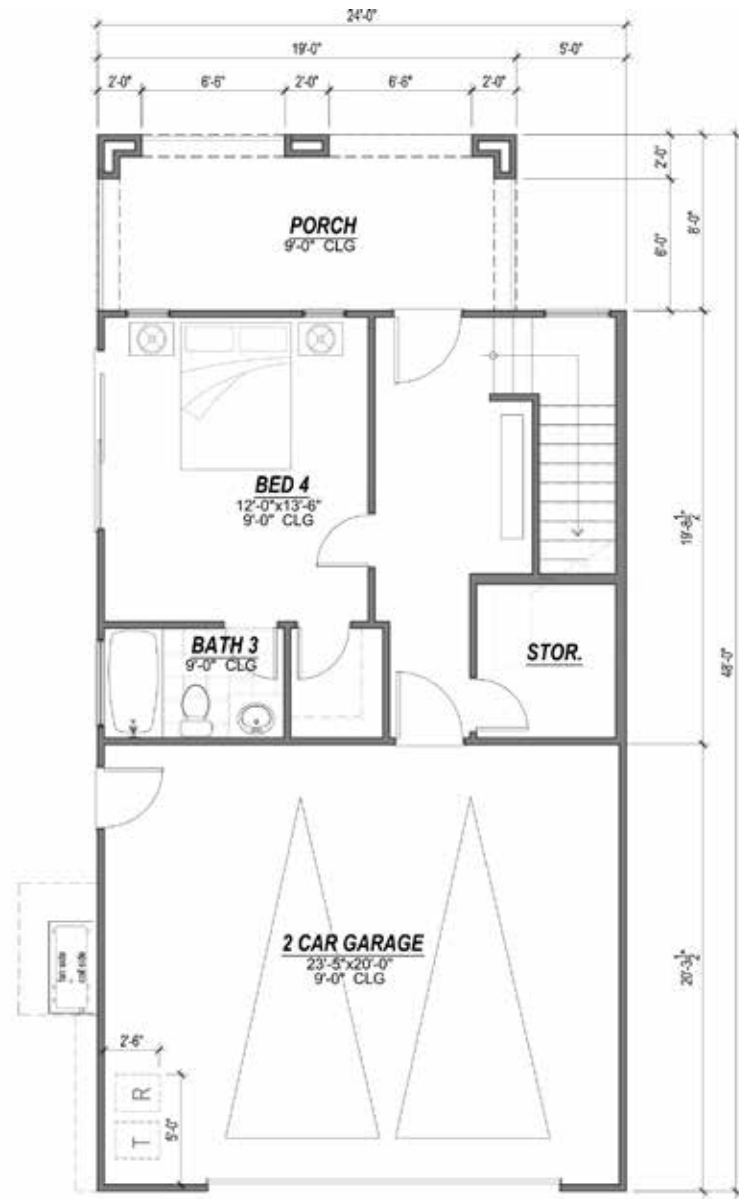


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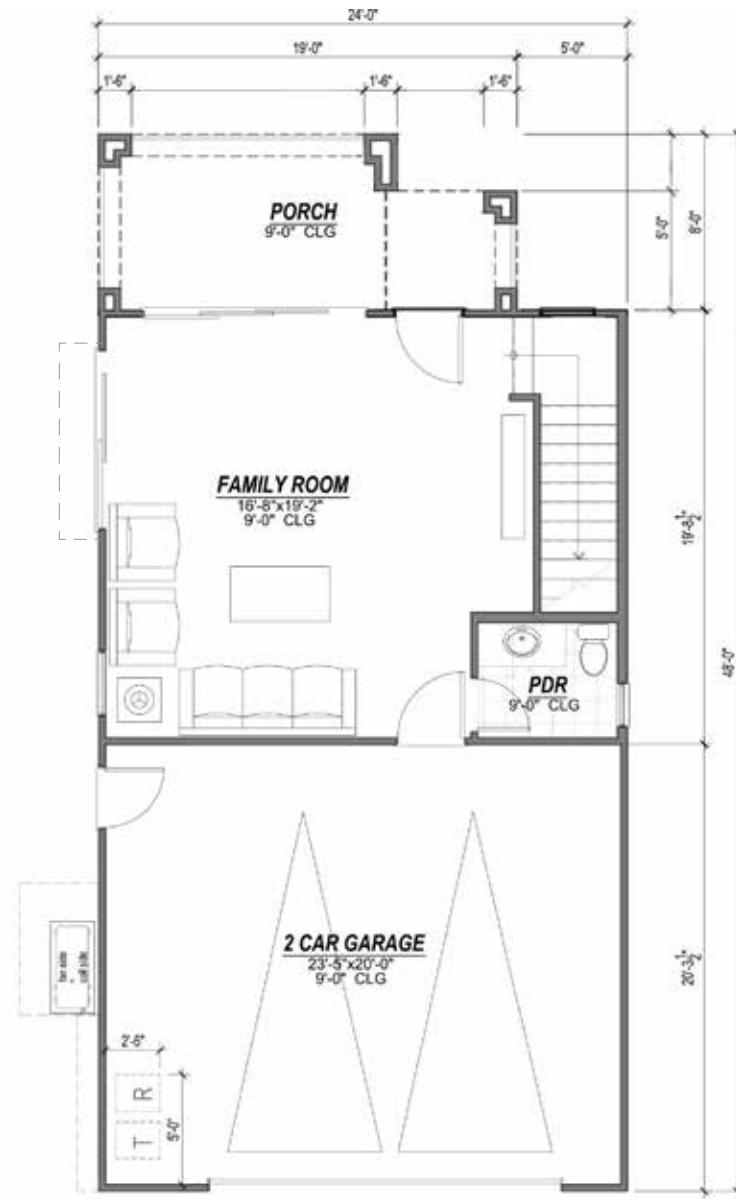
SMALL LOT SINGLE - FAMILY HOME - PLAN 1 TYPICAL ROOF PLAN (SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 23

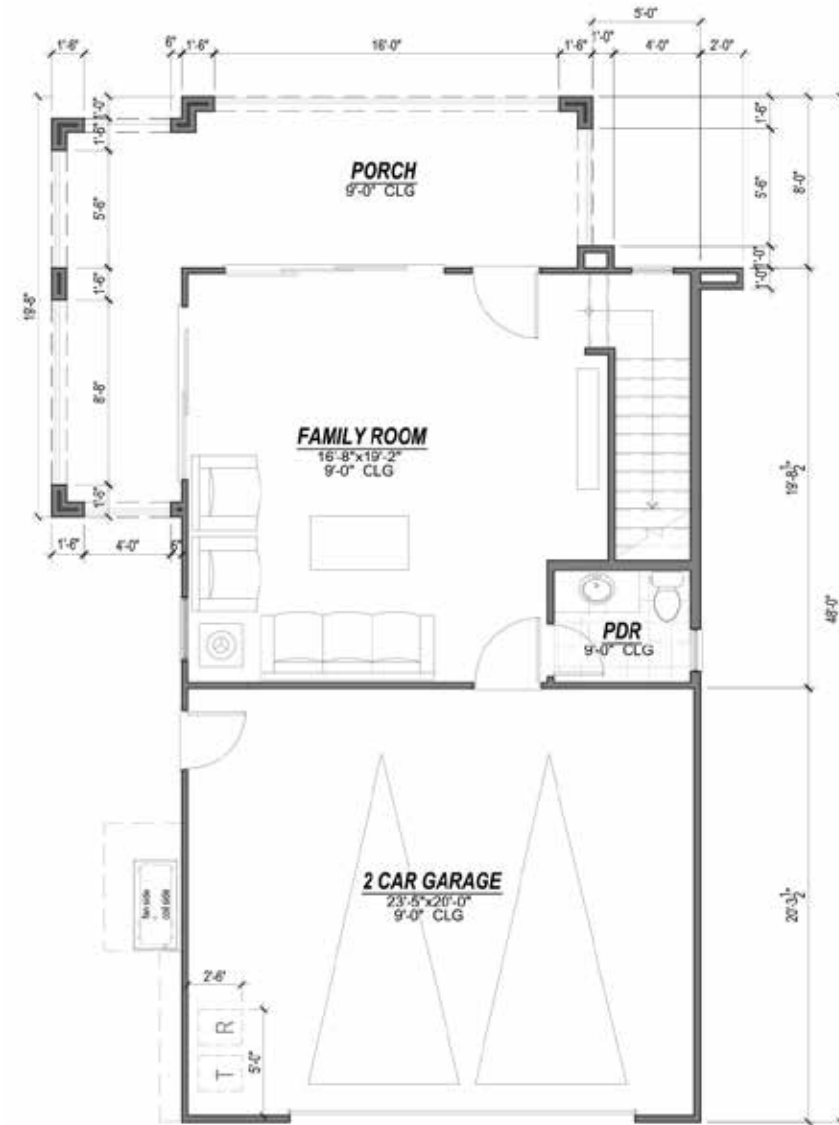
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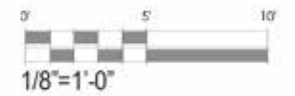
FIRST FLOOR (OPTION)
BED 4 + BATH 3



FIRST FLOOR



FIRST FLOOR OPTION WITH
WRAP PORCH



Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

SMALL LOT SINGLE - FAMILY HOME - PLAN 2 TYPICAL FIRST FLOOR PLAN (SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 23





SECOND FLOOR



SECOND FLOOR



SECOND FLOOR OPTION
WITH WRAP PORCH

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

SMALL LOT SINGLE - FAMILY HOME - PLAN 2 TYPICAL SECOND FLOOR PLAN (SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 23

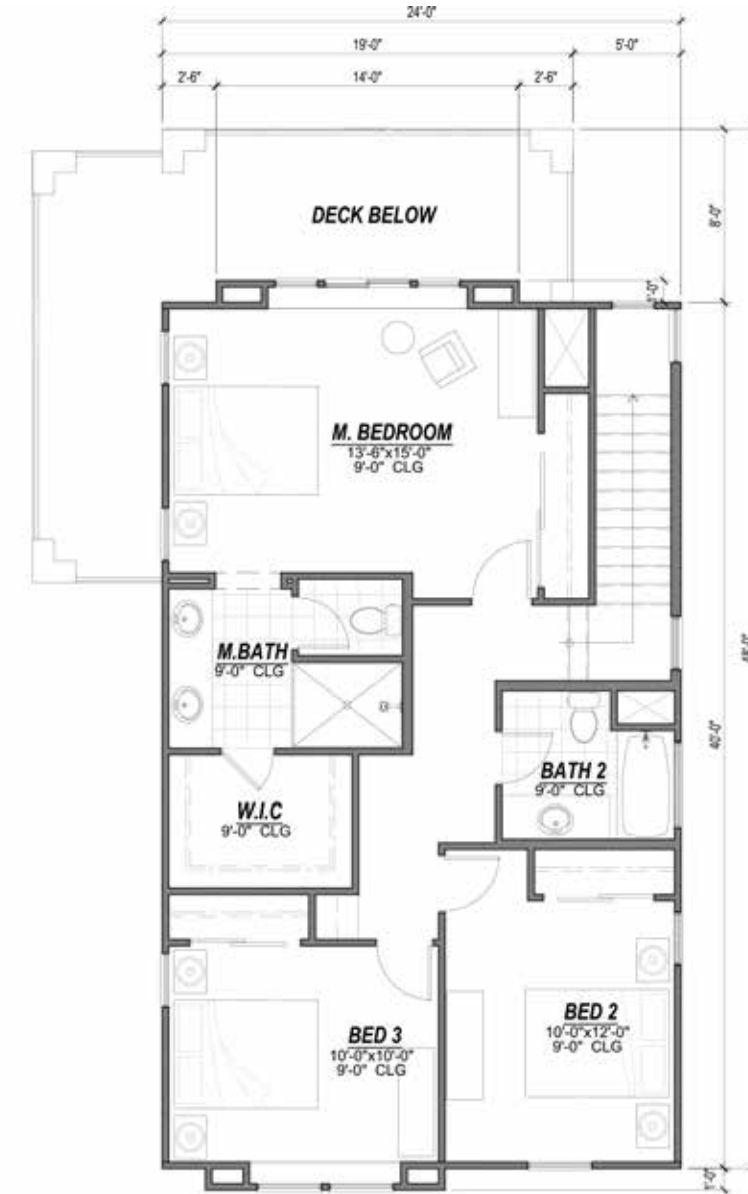




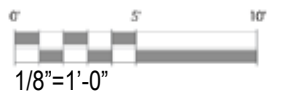
THIRD FLOOR



THIRD FLOOR



THIRD FLOOR OPTION WITH WRAP PORCH

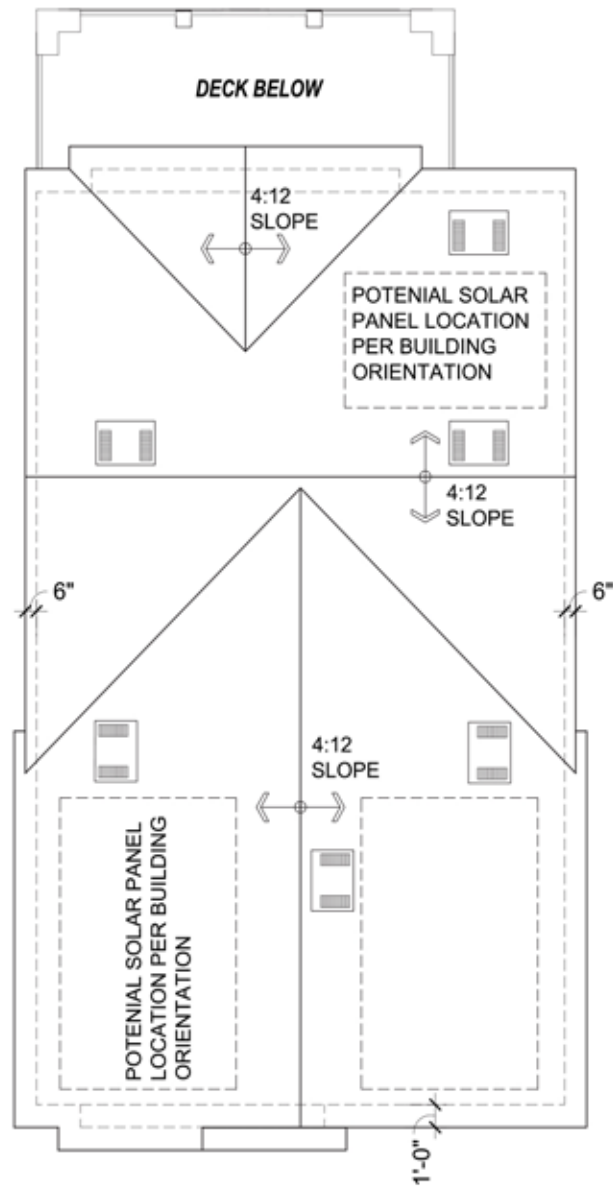


OAK KNOLL

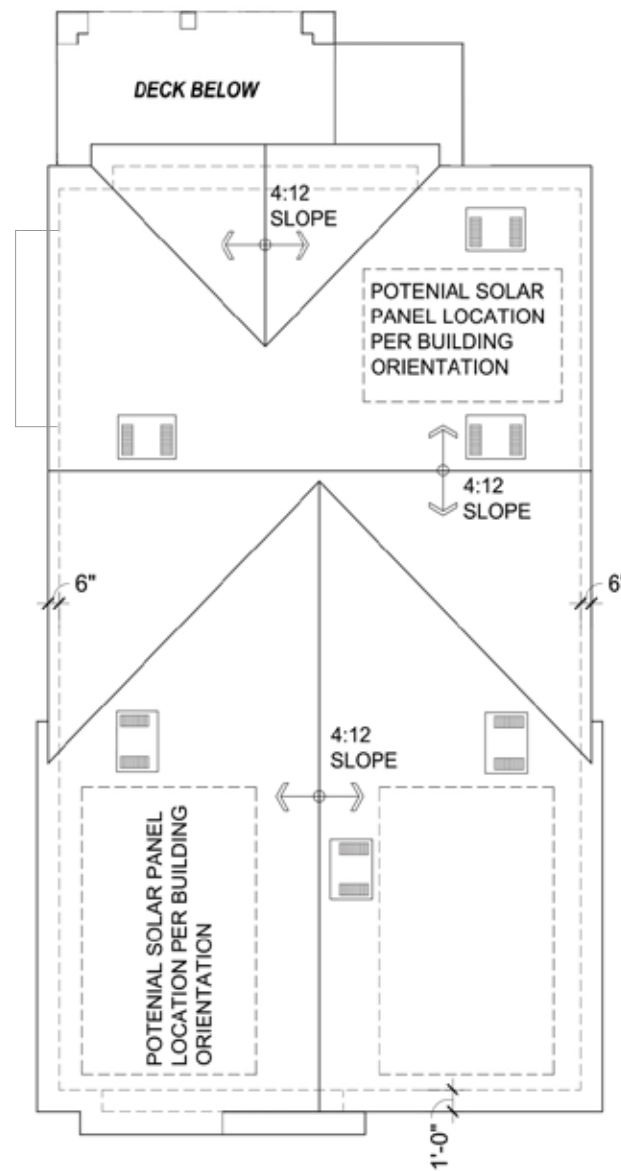
SMALL LOT SINGLE - FAMILY HOME - PLAN 2 TYPICAL THIRD FLOOR PLAN (SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 23

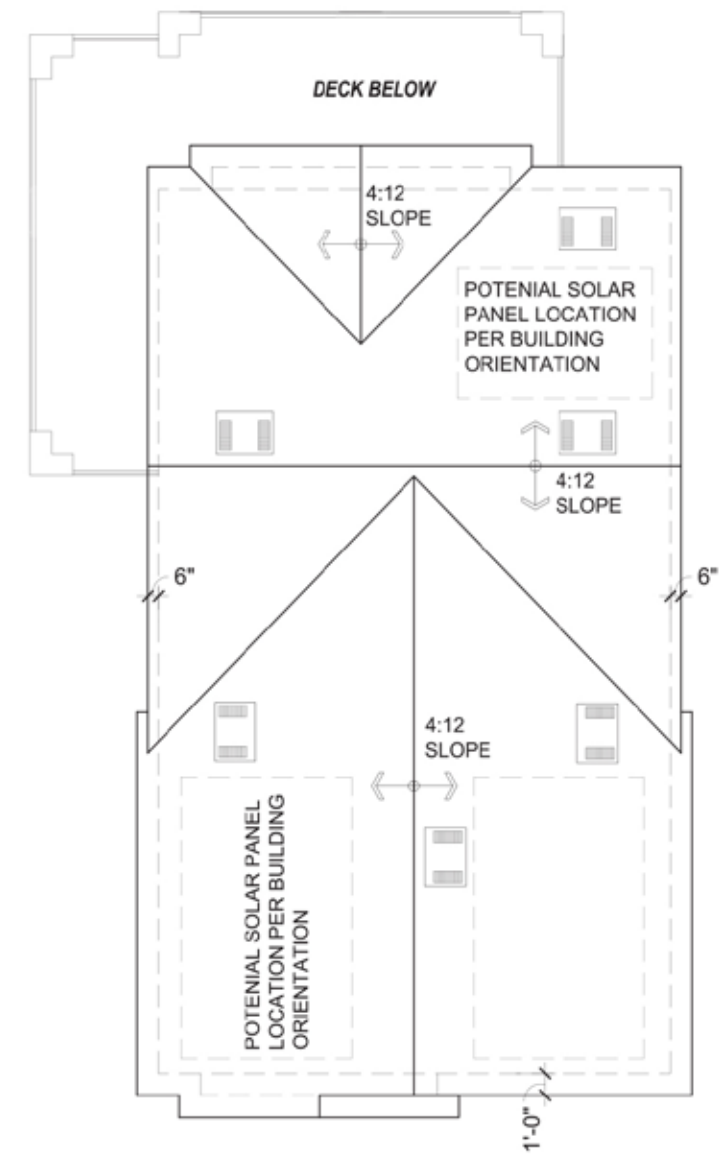
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



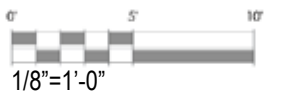
ROOF PLAN



ROOF PLAN



ROOF PLAN OPTION WITH WRAP PORCH

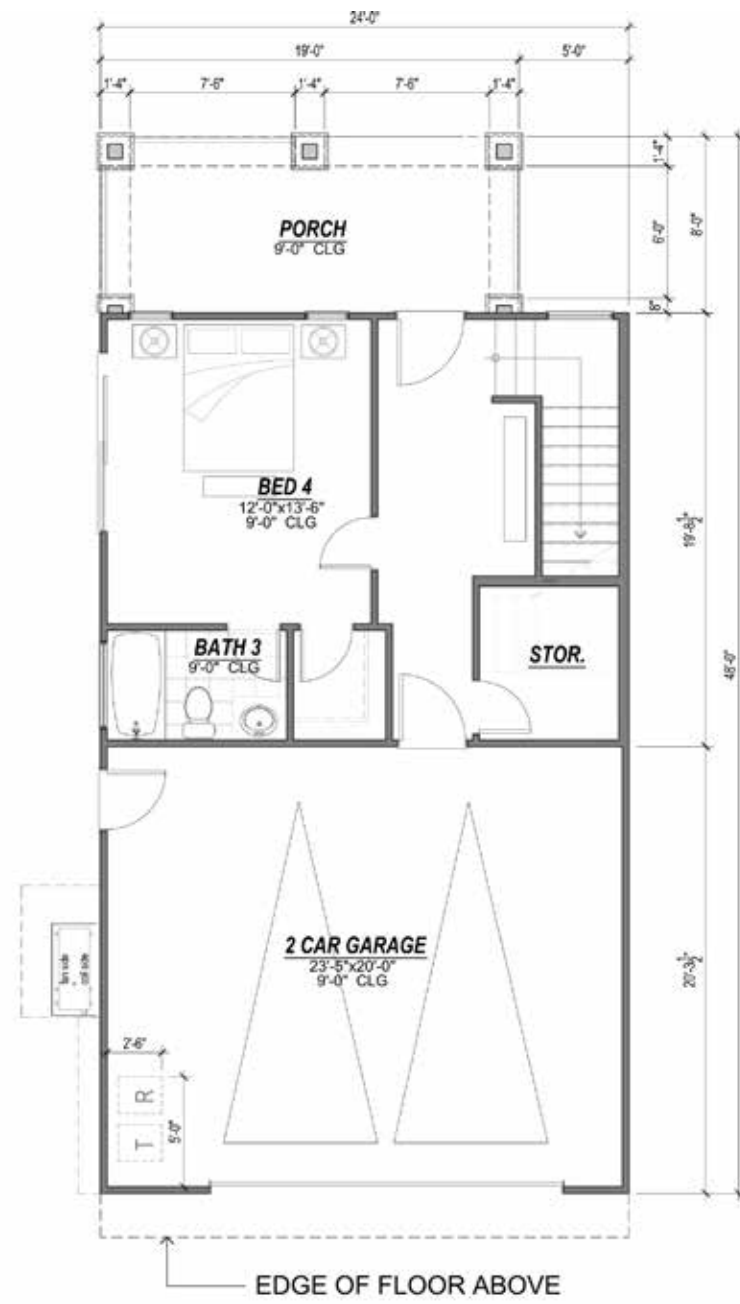


OAK KNOLL

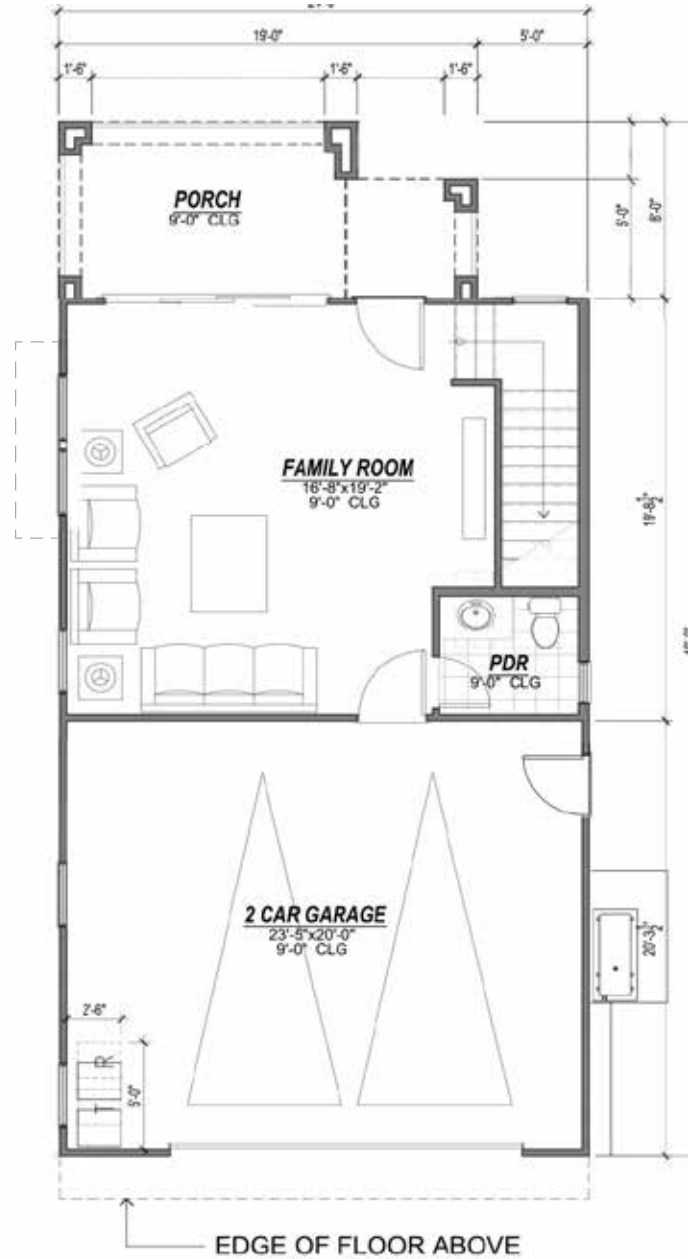
SMALL LOT SINGLE - FAMILY HOME - PLAN 2 TYPICAL ROOF PLAN ((STYLE) SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 23

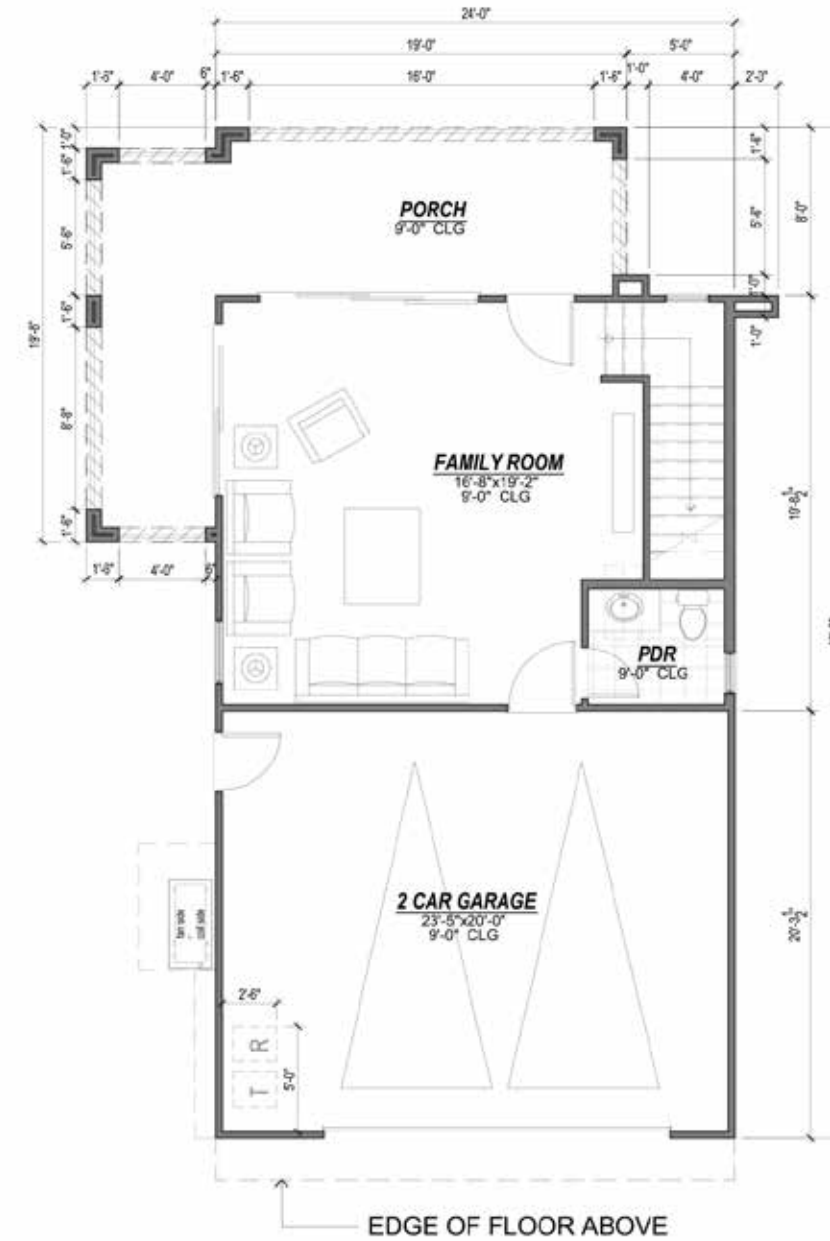
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



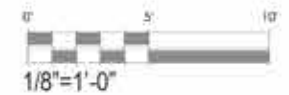
FIRST FLOOR (OPTION)
BED 4 + BATH 3



FIRST FLOOR



FIRST FLOOR OPTION WITH
WRAP PORCH



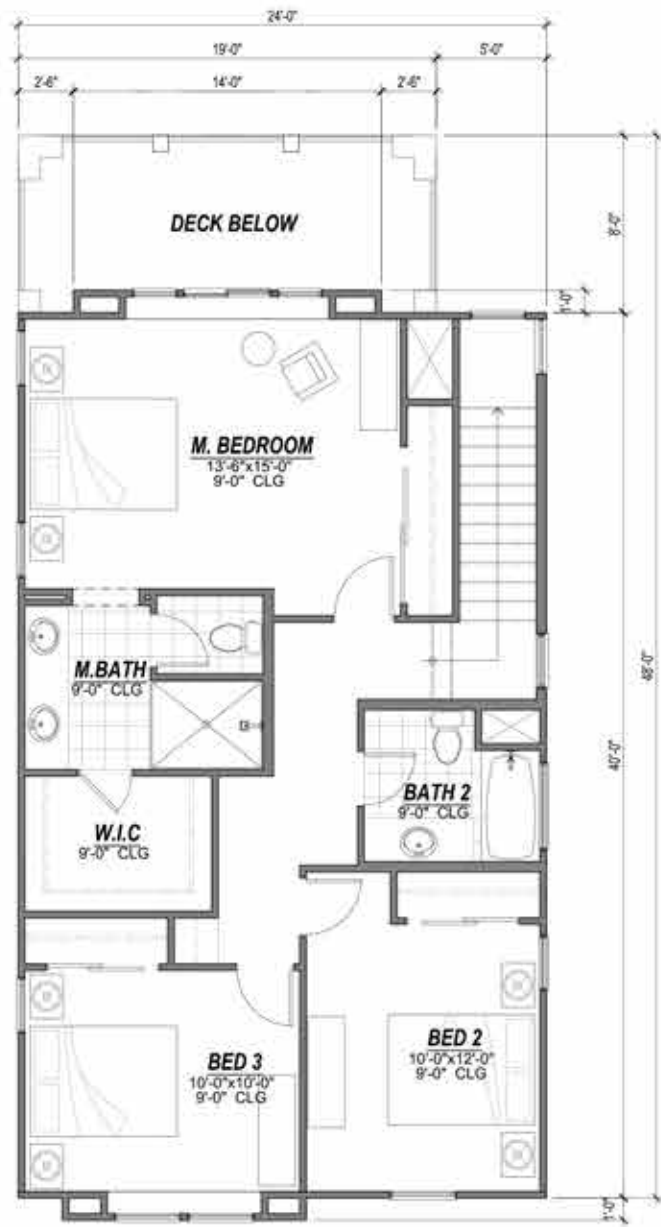
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

SMALL LOT SINGLE - FAMILY HOME - PLAN 3 TYPICAL FIRST FLOOR PLAN ((STYLE) SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 23

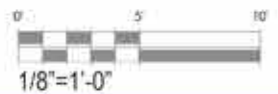




THIRD FLOOR



THIRD FLOOR OPTION WITH WRAP PORCH

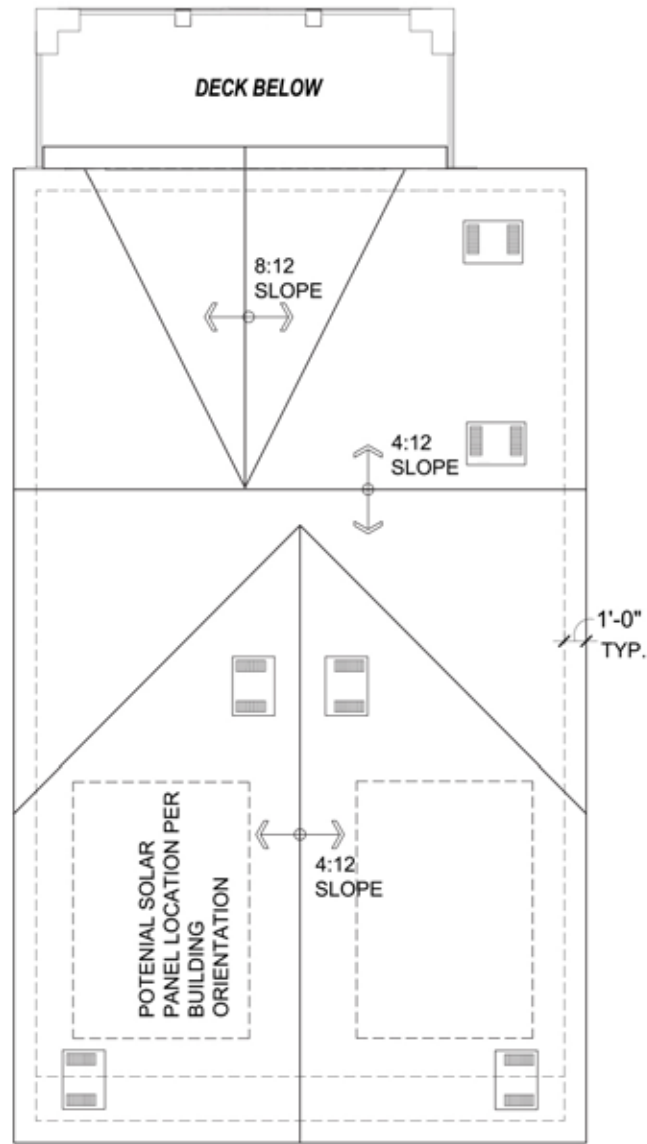


OAK KNOLL

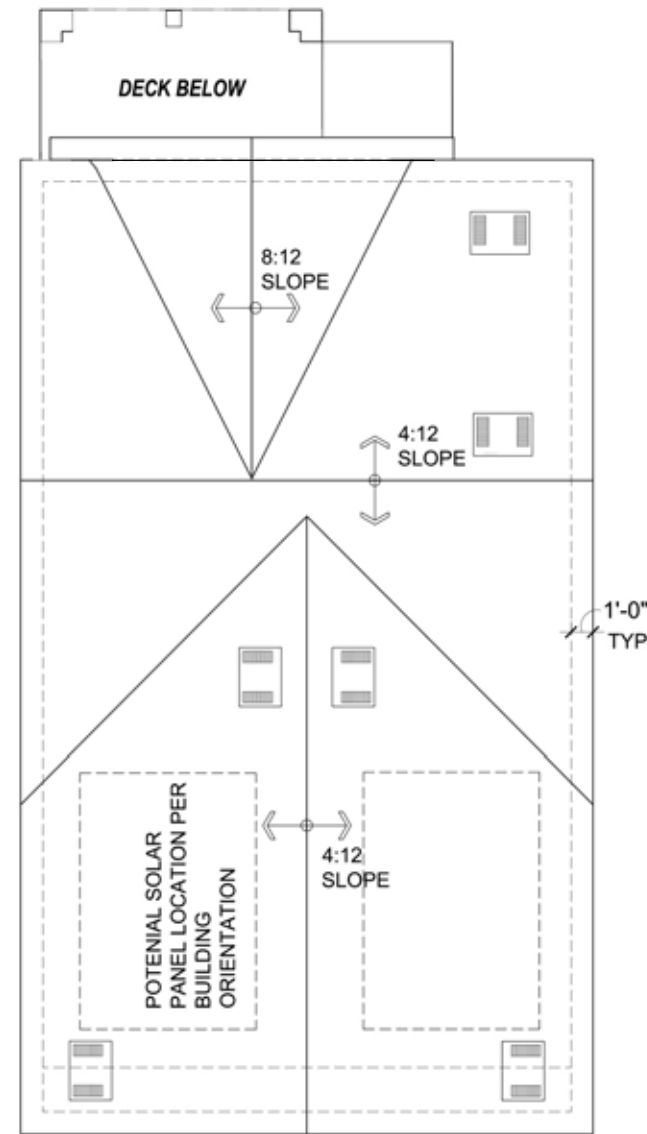
SMALL LOT SINGLE - FAMILY HOME - PLAN 3 TYPICAL THIRD FLOOR PLAN ((STYLE) SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 23

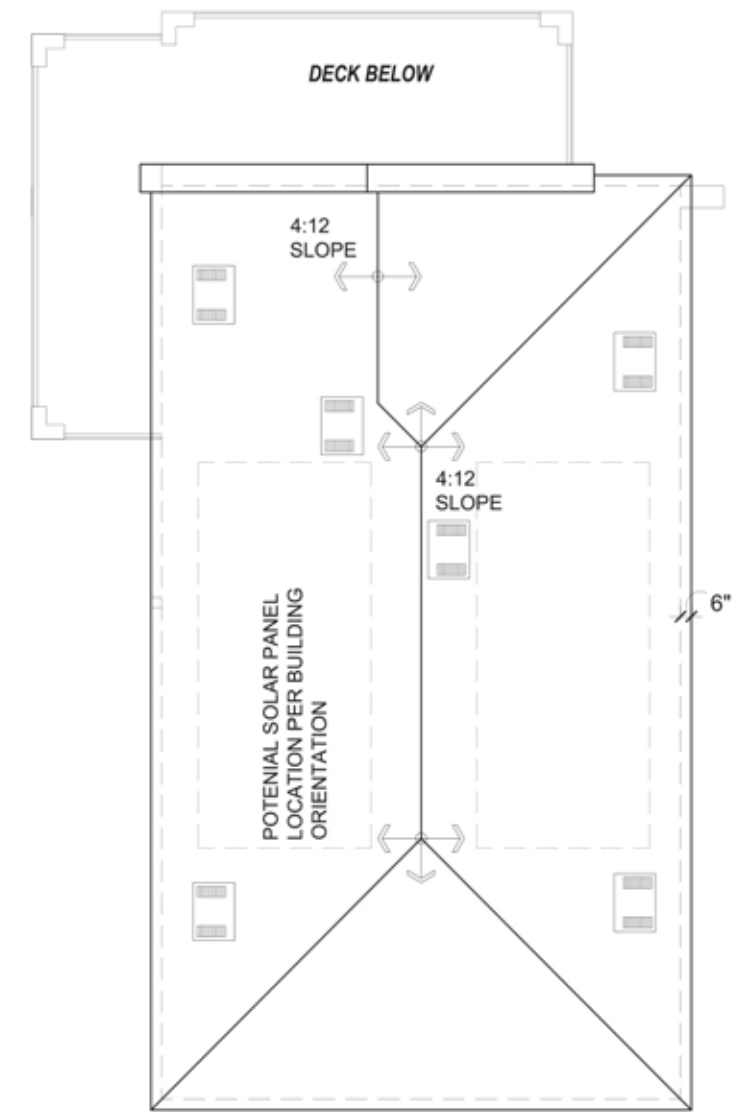
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



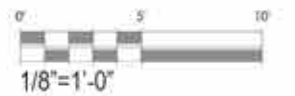
ROOF PLAN



ROOF PLAN



ROOF PLAN OPTION WITH WRAP PORCH

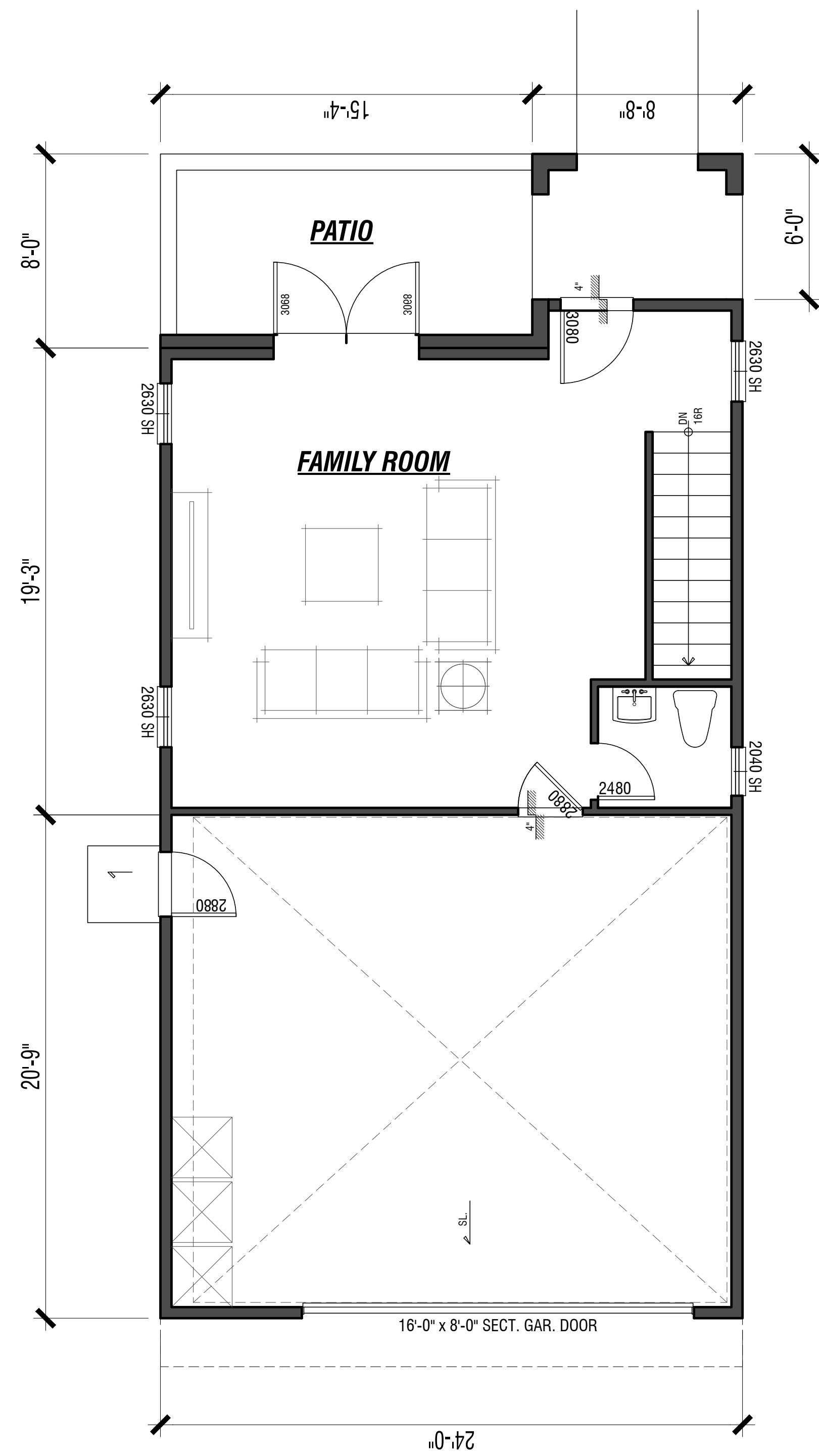


OAK KNOLL

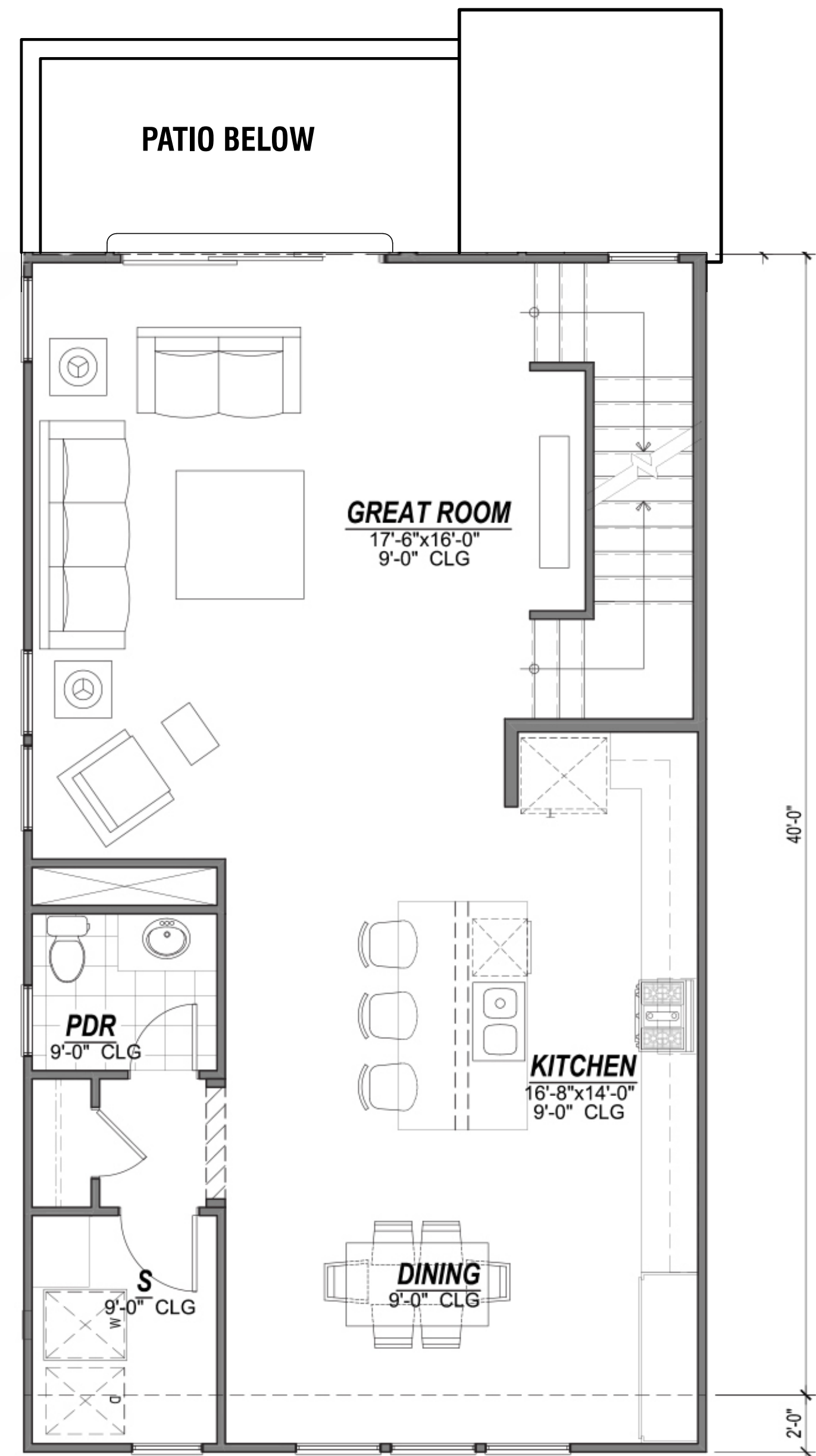
SMALL LOT SINGLE - FAMILY HOME - PLAN 3 TYPICAL ROOF PLAN ((STYLE) SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 23

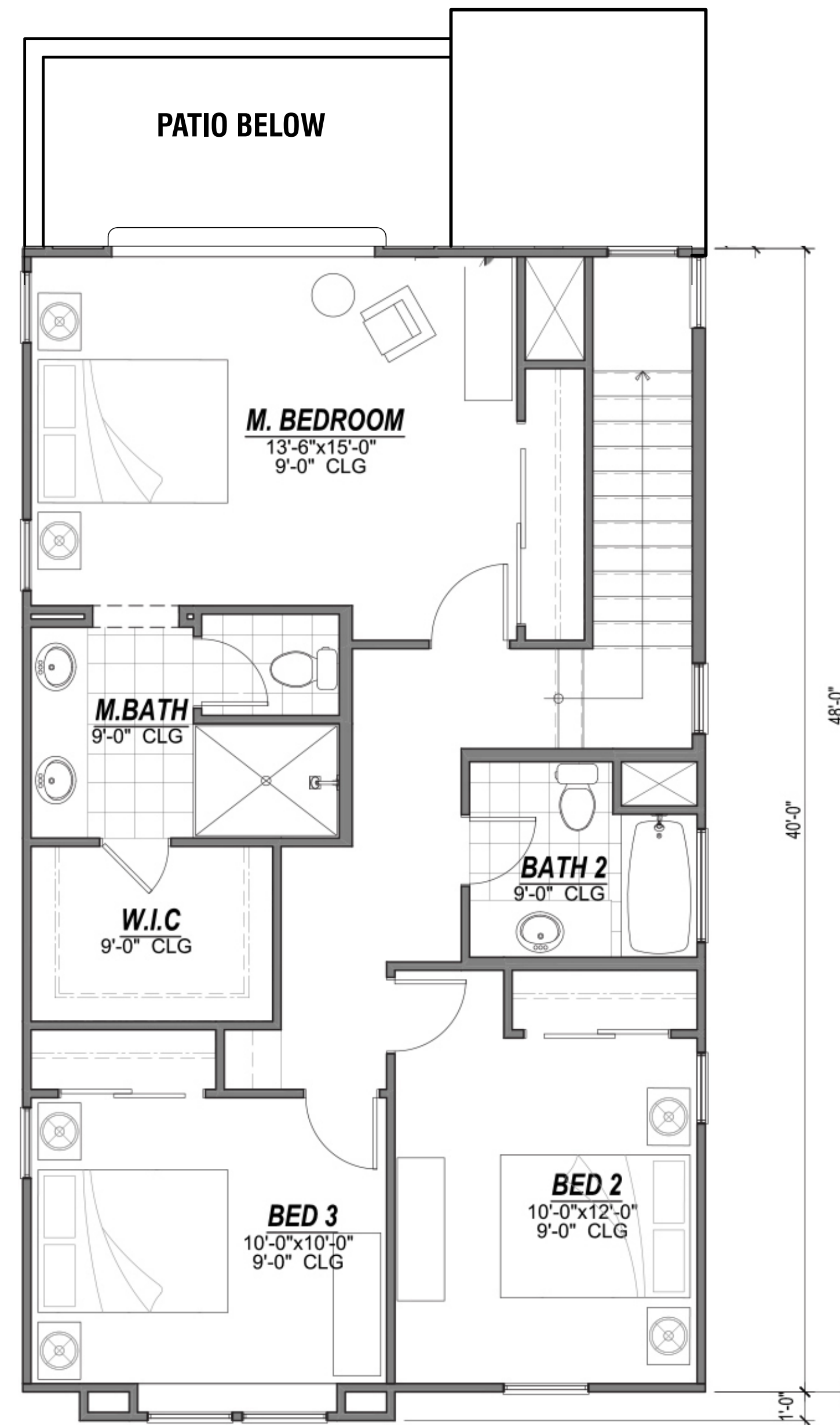
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



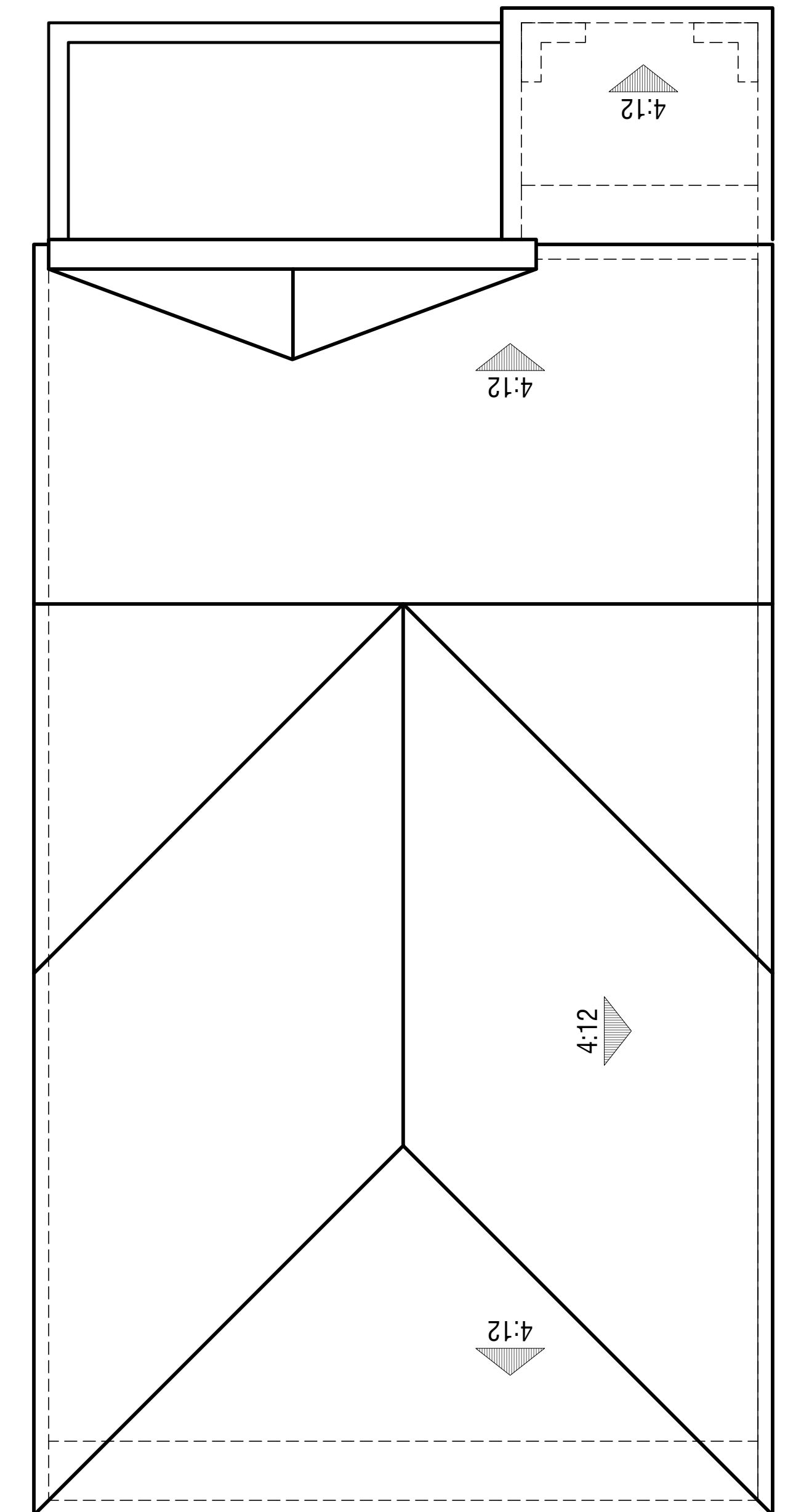
First Floor



Second Floor



Third Floor



Roof Plan

Mission Style Plan 1a

OAK KNOLL

OAKLAND, CA



FINAL DEVELOPMENT PLAN PARCEL 23

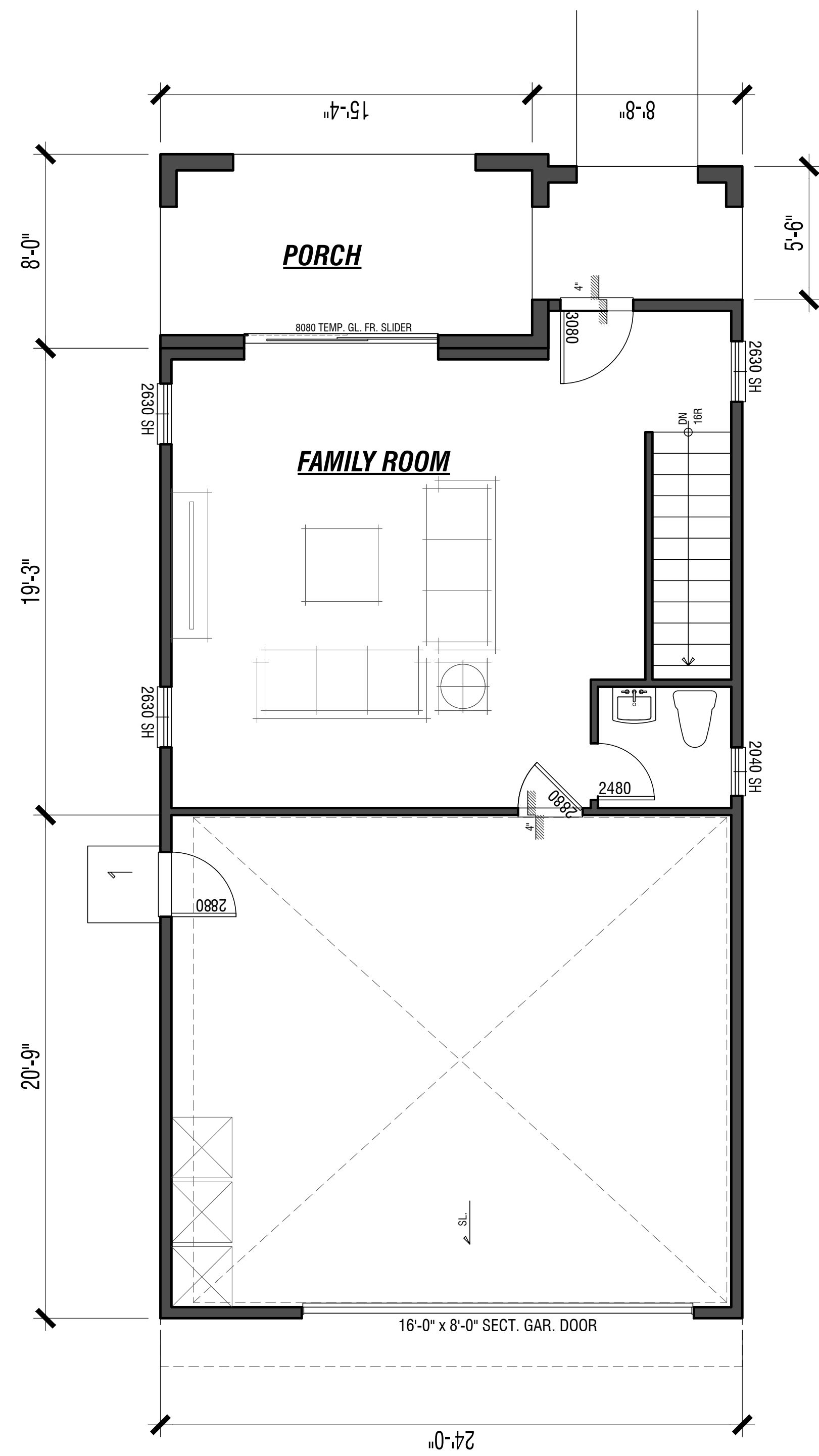
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ARCHITECTS • PLANNERS • DESIGNERS

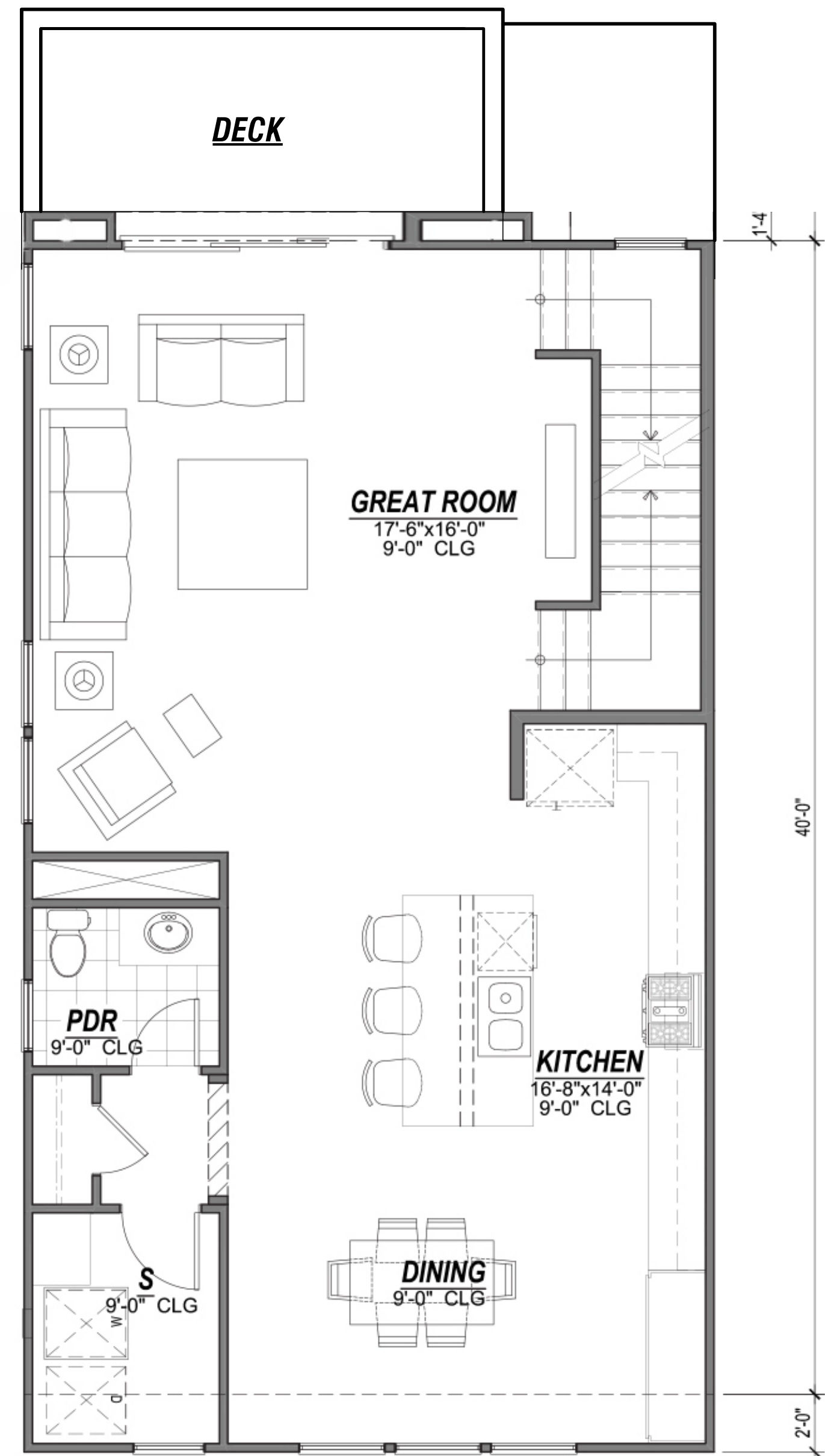


42.1

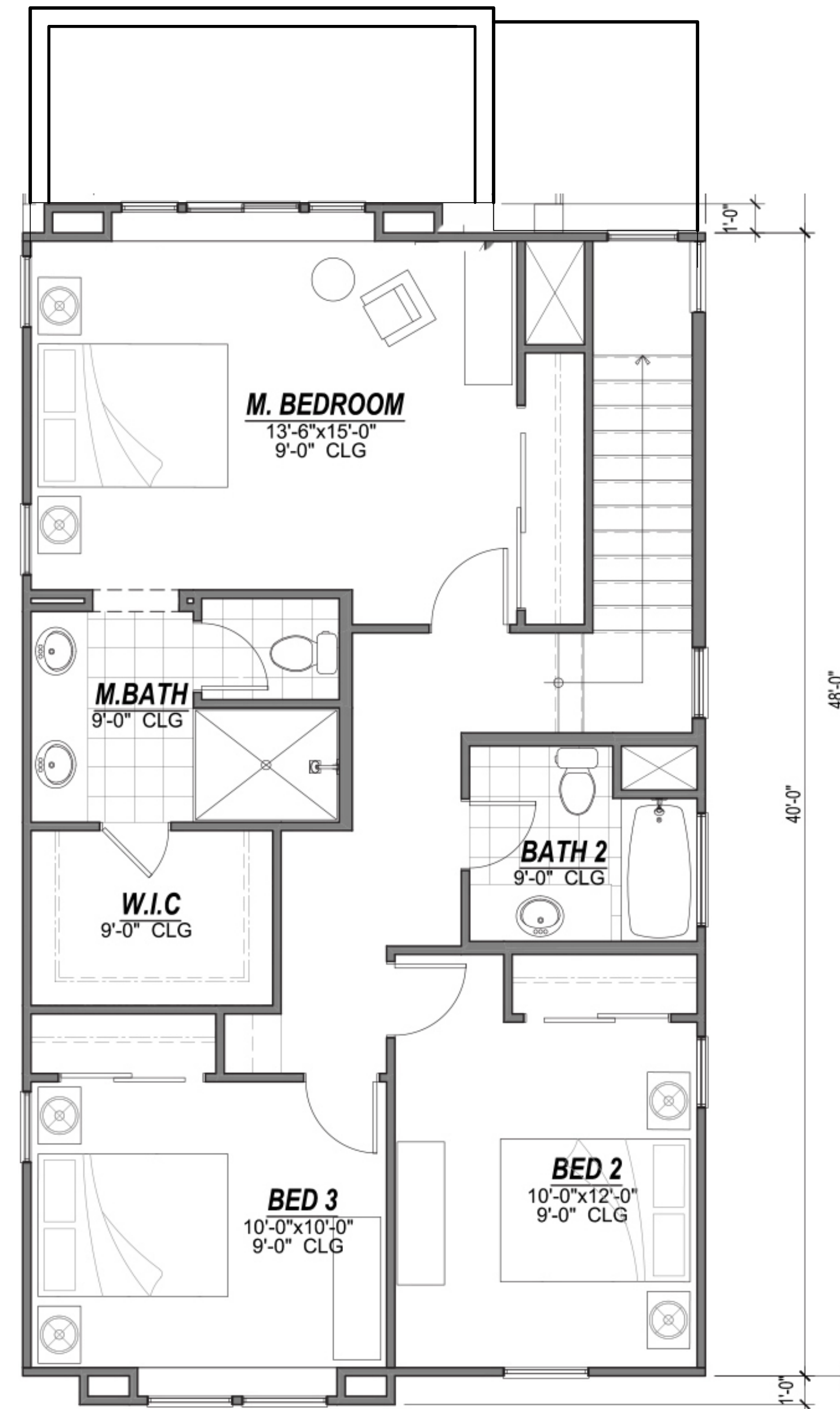
ORANGE COUNTY • LOS ANGELES • BAY AREA • SACRAMENTO



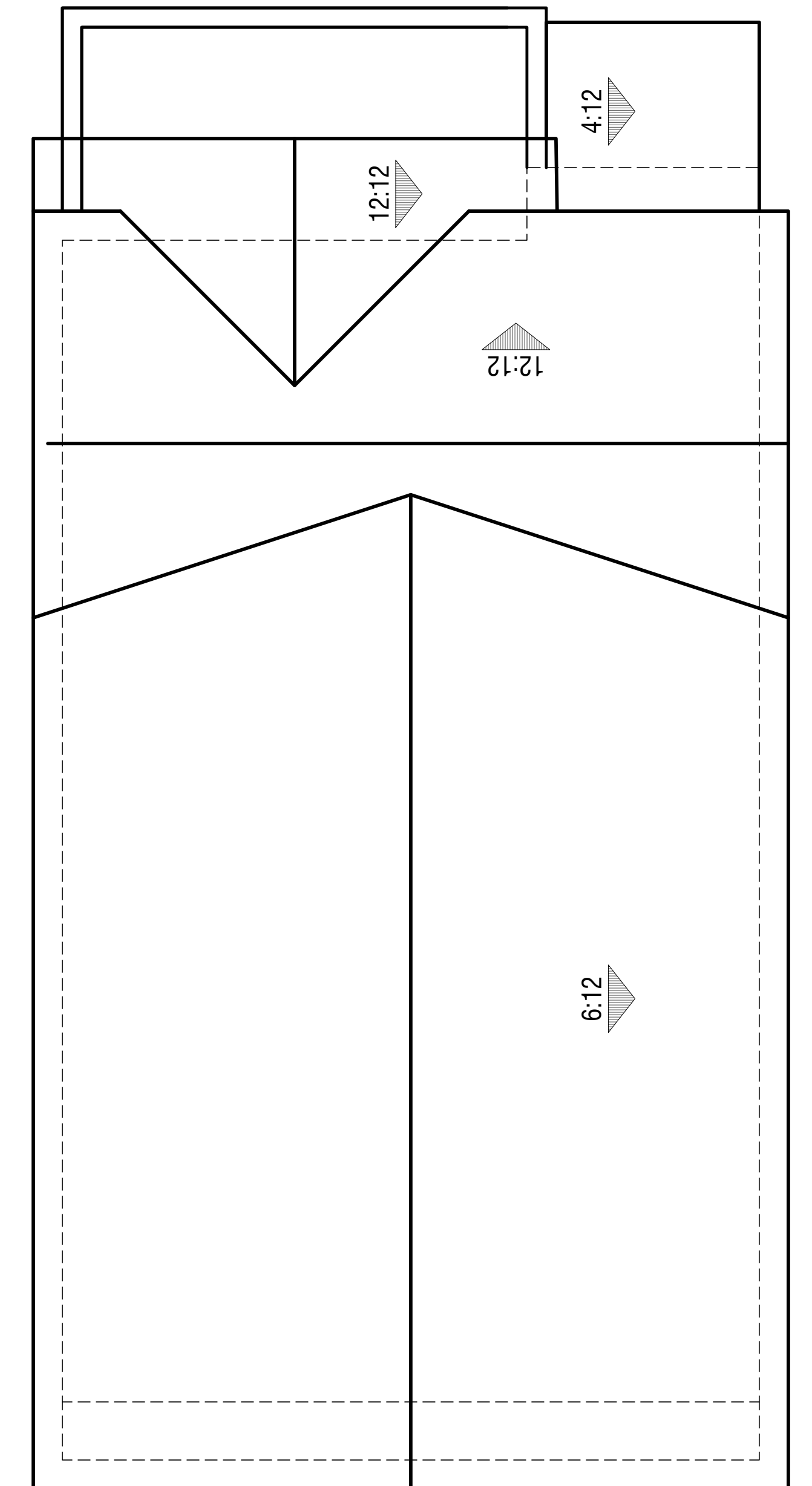
First Floor



Second Floor



Third Floor



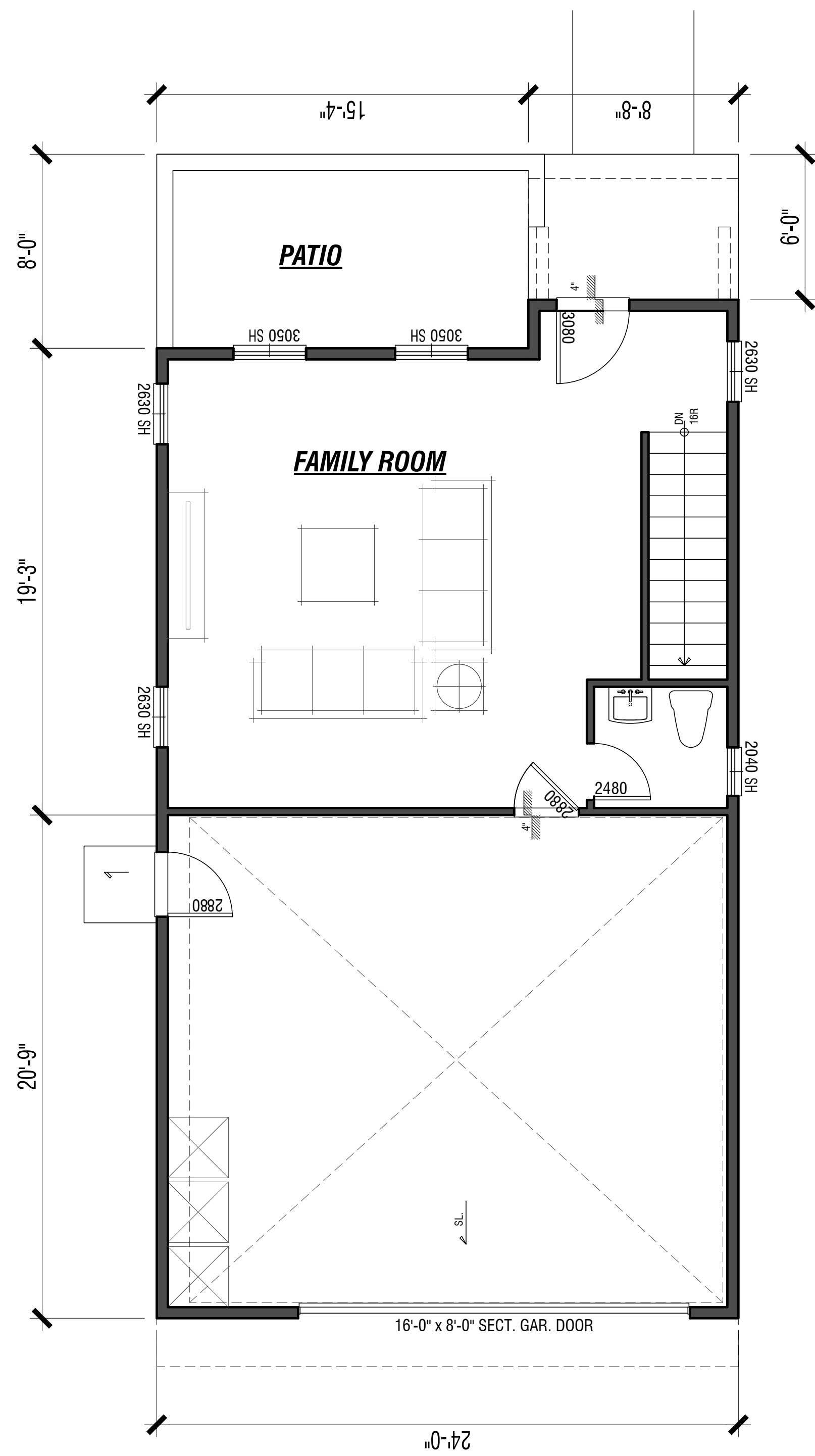
Roof Plan

Arts & Crafts Style Plan 1a

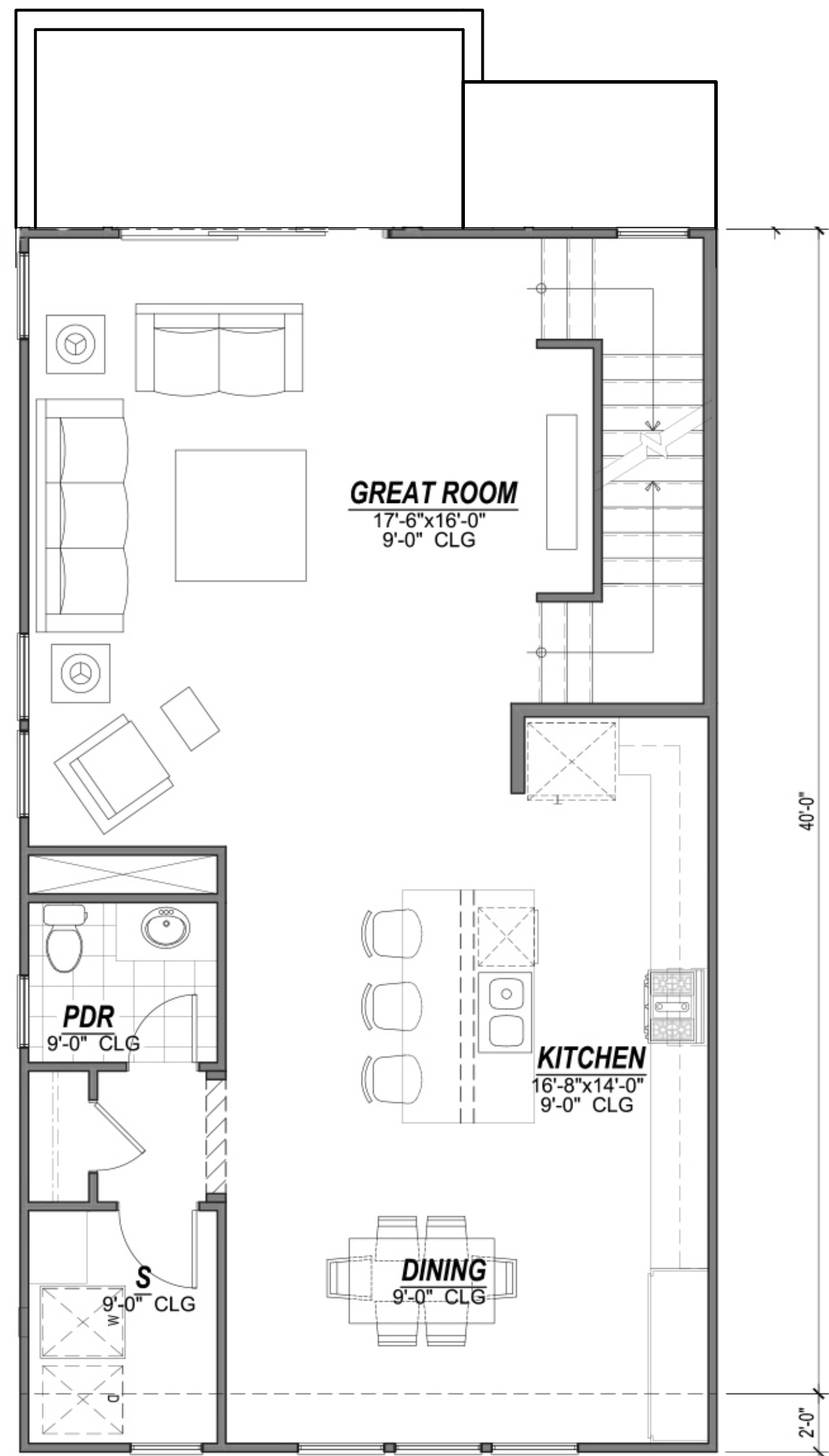
OAK KNOLL

OAKLAND, CA

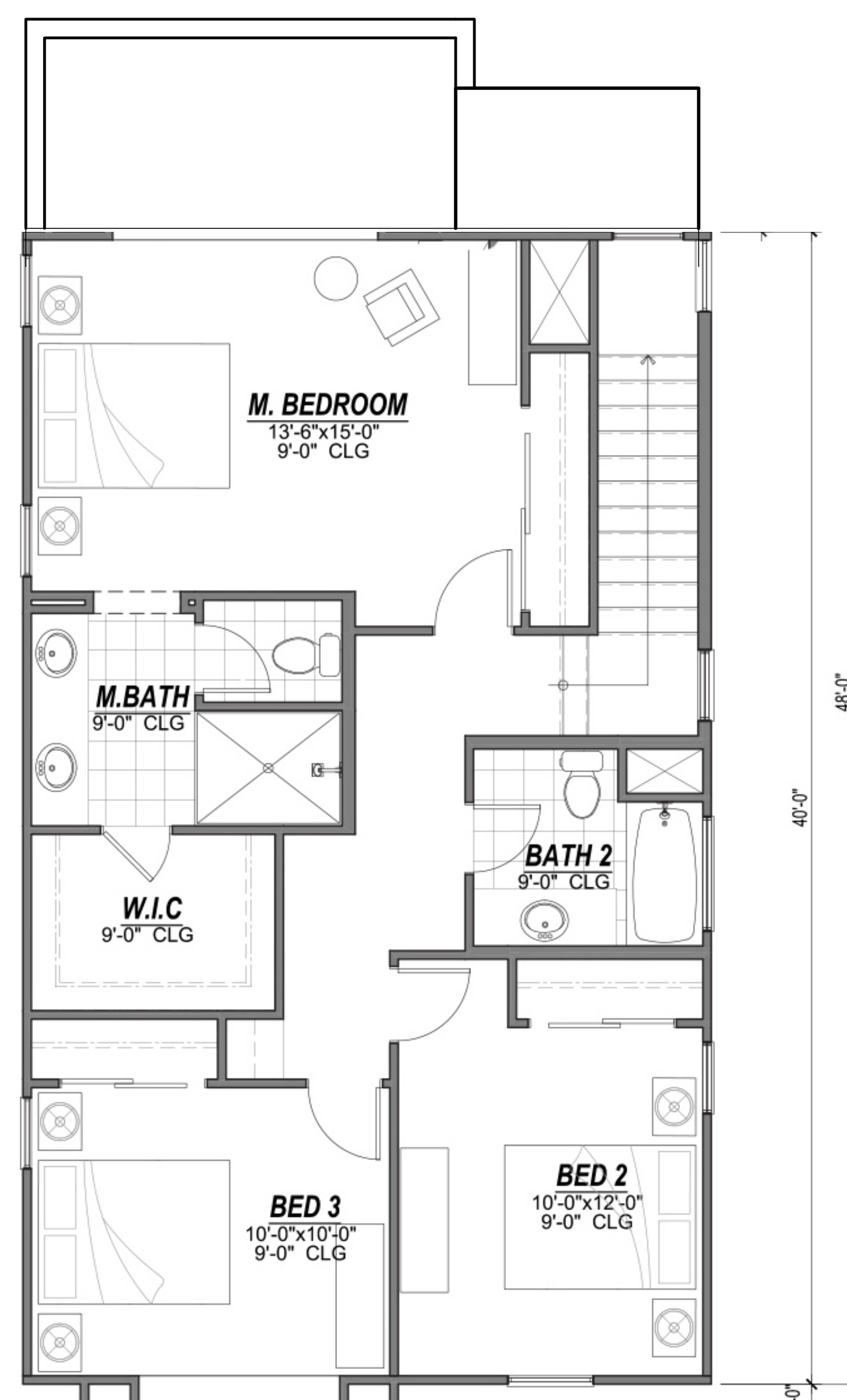




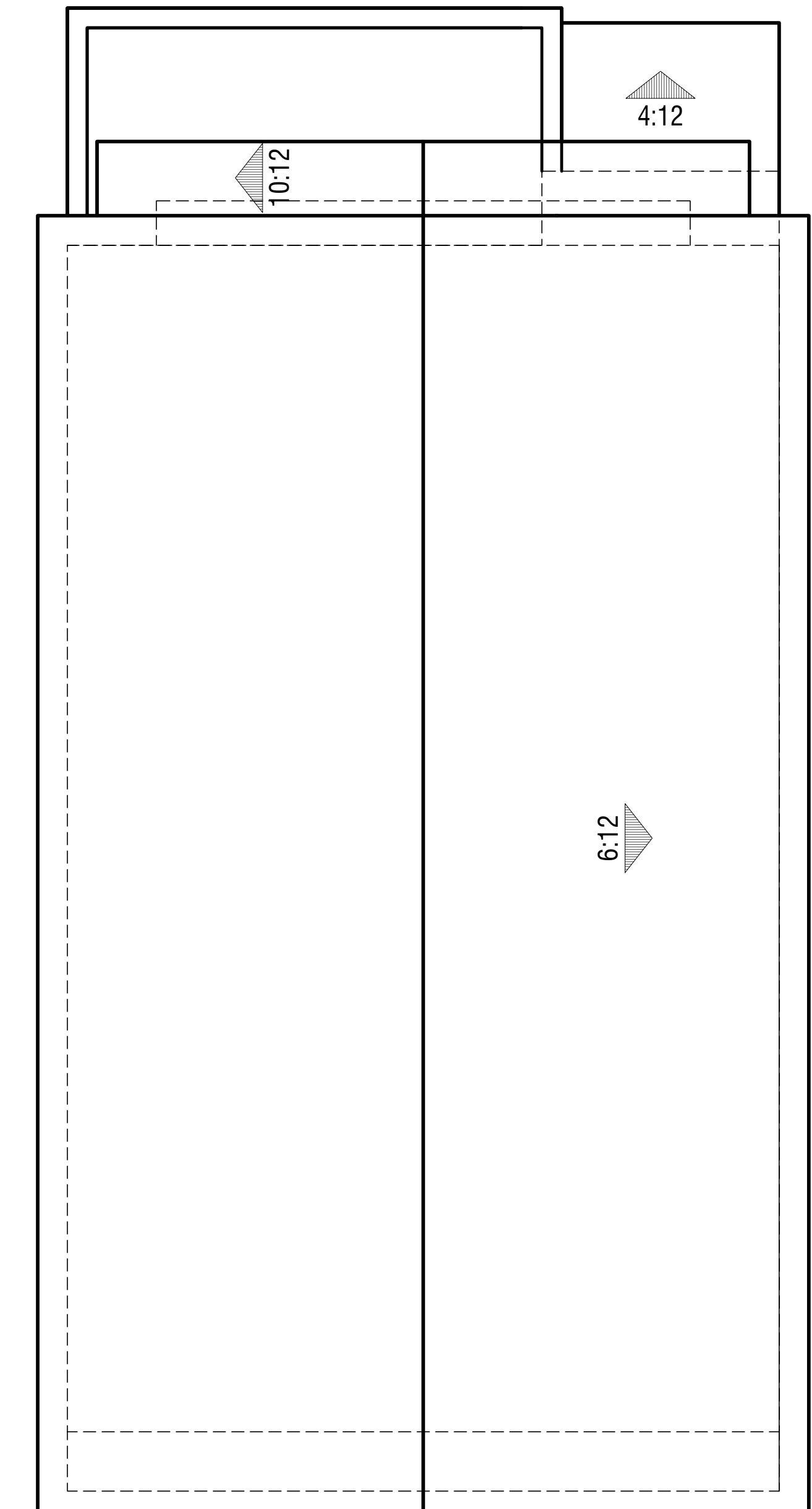
First Floor



Second Floor



Third Floor



Roof Plan

Craftsman Style Plan 1a

OAK KNOLL

OAKLAND, CA



FINAL DEVELOPMENT PLAN PARCEL 23

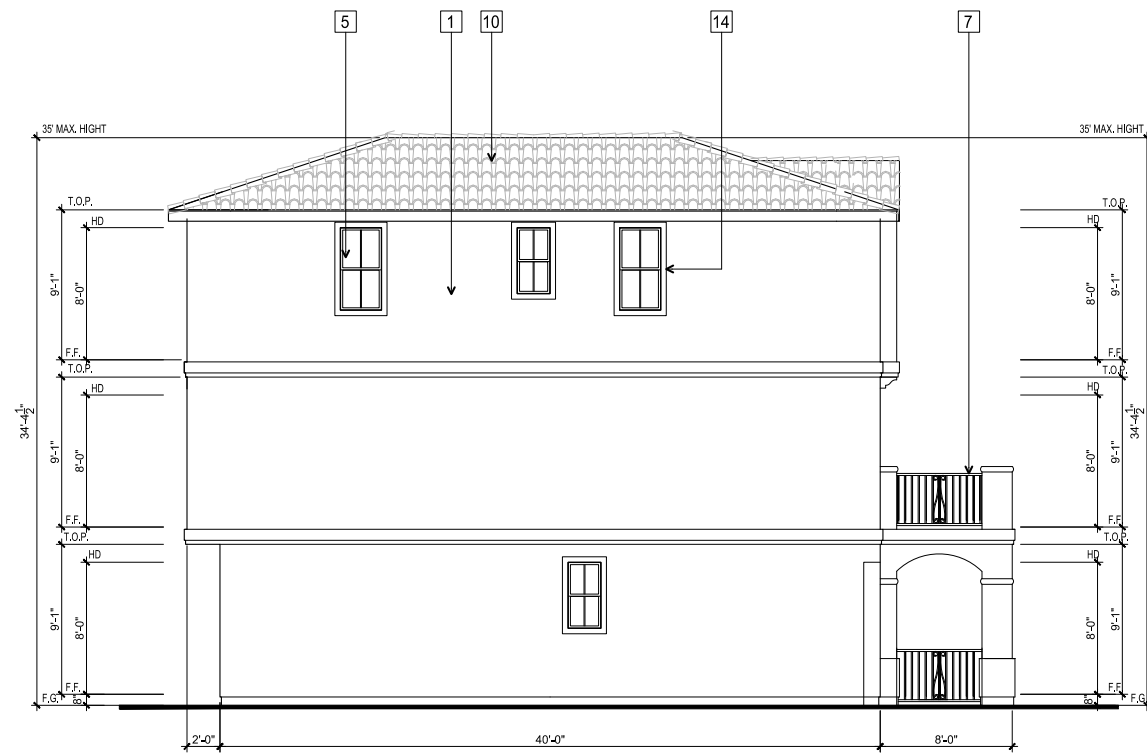
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ARCHITECTS · PLANNERS · DESIGNERS



42.3

ORANGE COUNTY · LOS ANGELES · BAY AREA · SACRAMENTO



LEFT ELEVATION



FRONT ELEVATION



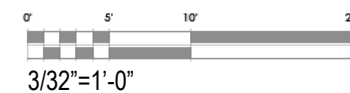
REAR ELEVATION



RIGHT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT

ELEVATION KEY NOTES



Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 1 ELEVATIONS - PLAN 3 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 23





Left



Front



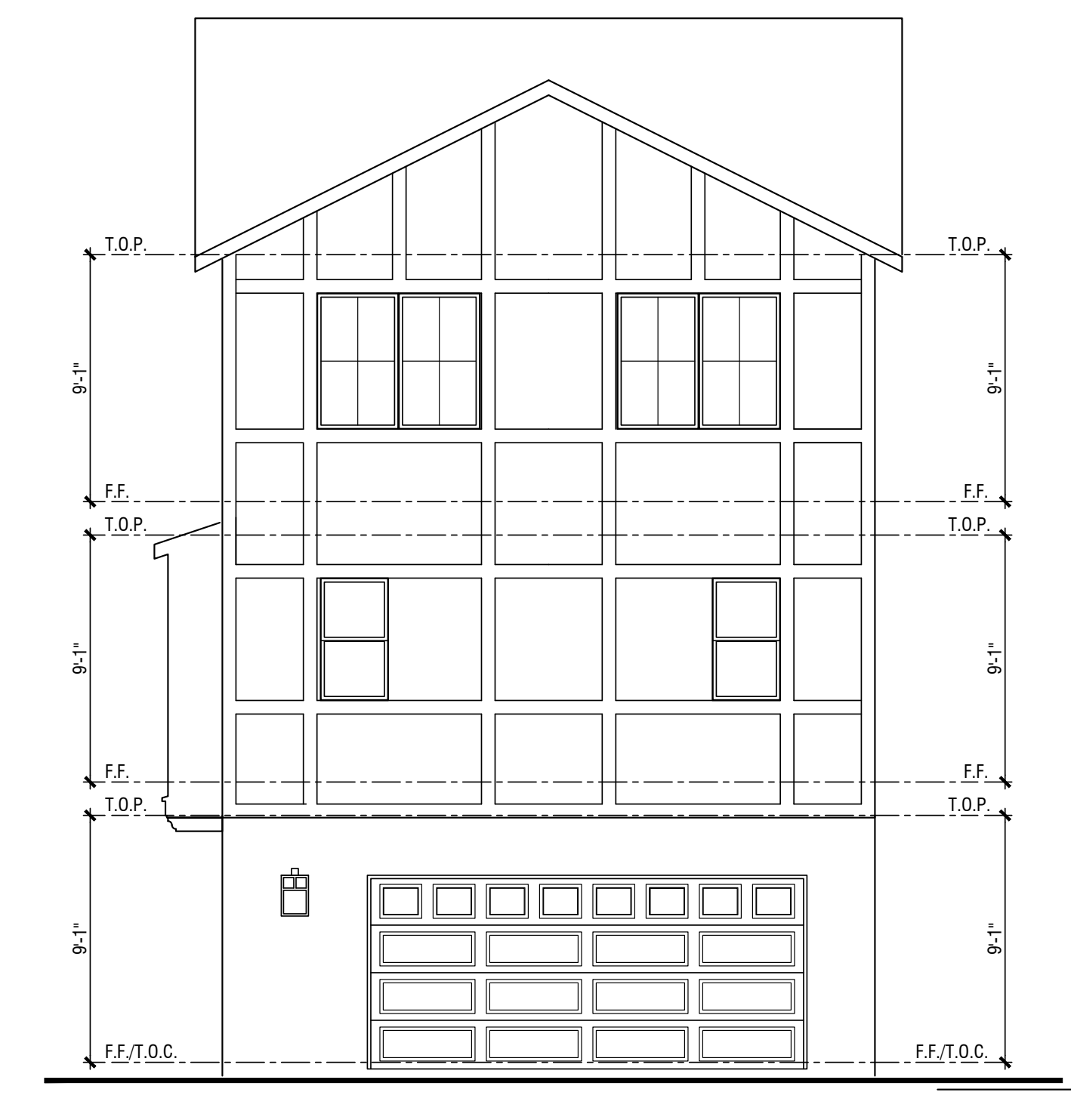
Right

MATERIAL

ARTS & CRAFTS:

- Roof: Concrete Flat Tile Roof
- Fascia: 2X Wood Fascia
- Barge: Wood Barge Board
- Gable: Decorative Vent
- Exterior: Painted Wood and Stucco
- Window & Door Trim: Wood Trim
- Entry Door: Decorative Front Entry Door
- Veneer: Brick Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 2: Arts & Crafts Style Plan 1A Elevations

OAK KNOLL

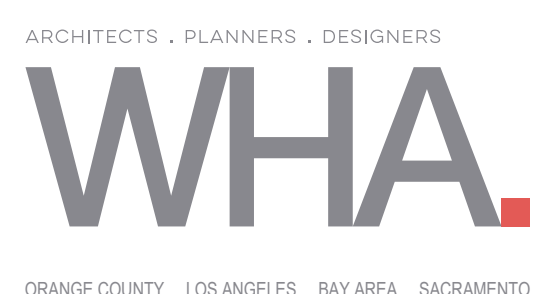
OAKLAND, CA

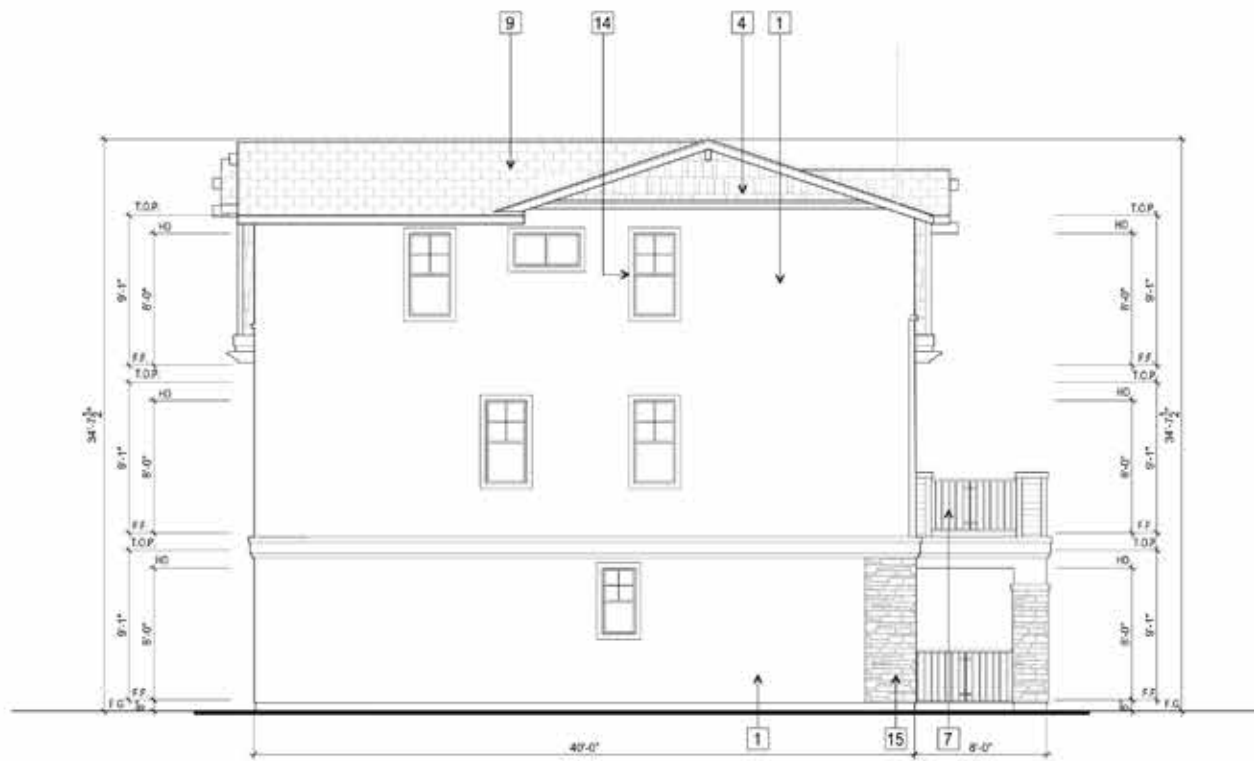


0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 23

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LEFT ELEVATION



FRONT ELEVATION

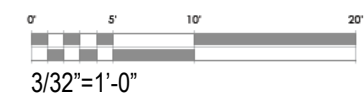


REAR ELEVATION



RIGHT ELEVATION

- | | |
|----|---|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | SHUTTERS AT ENHANCE CONDITION FACING STREET |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
- ELEVATION KEY NOTES**



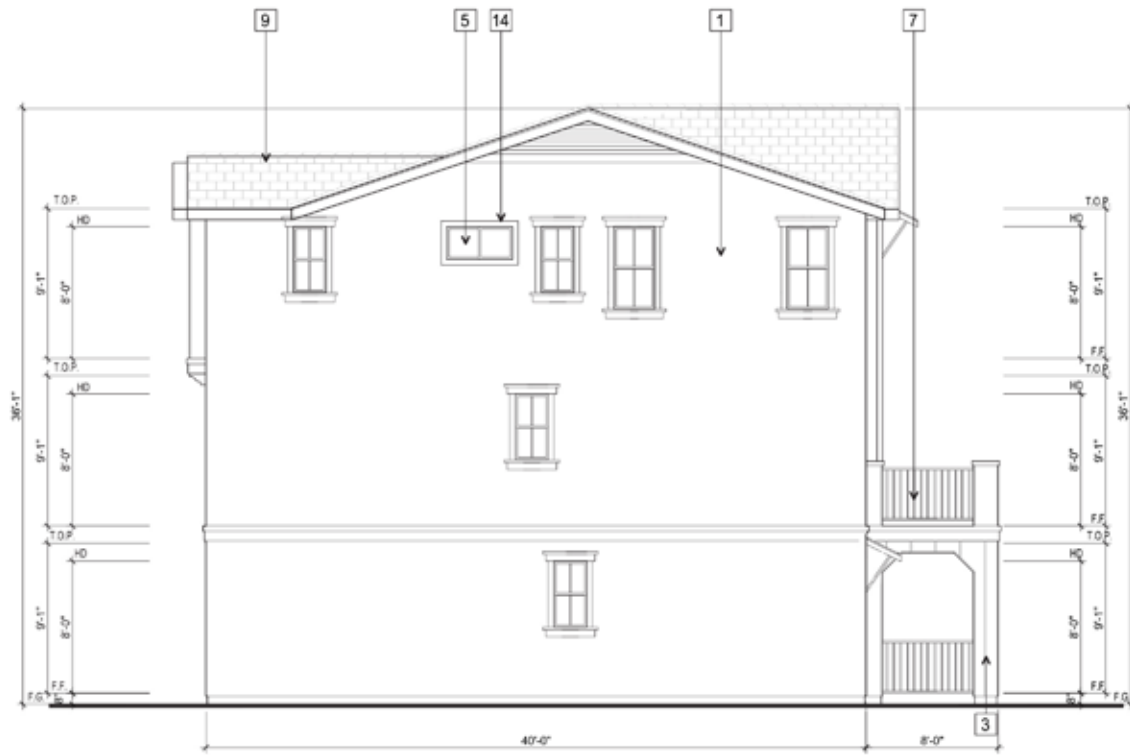
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 3 ELEVATIONS - PLAN 3 CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 23

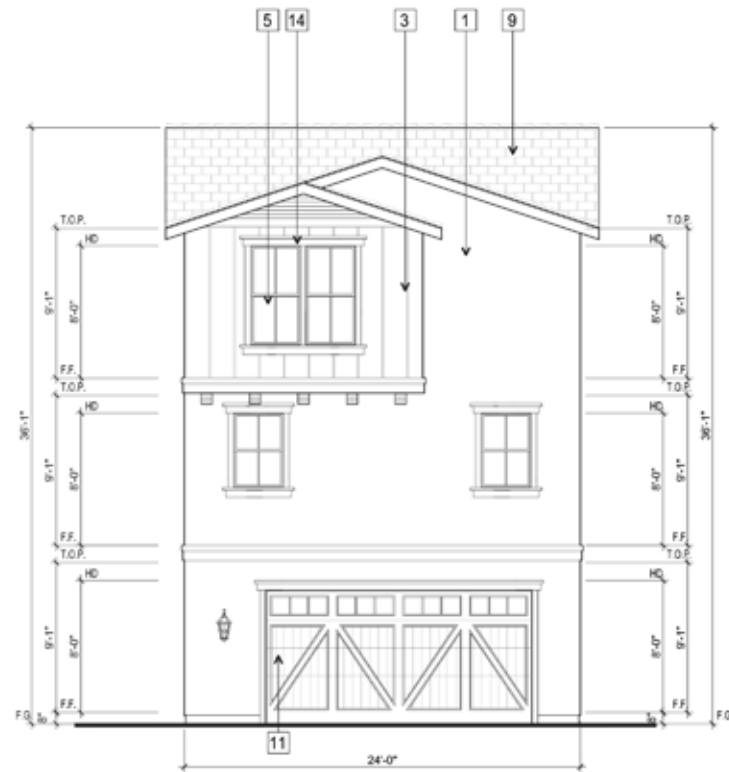




LEFT ELEVATION



FRONT ELEVATION

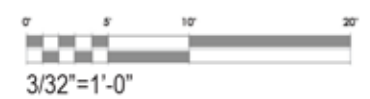


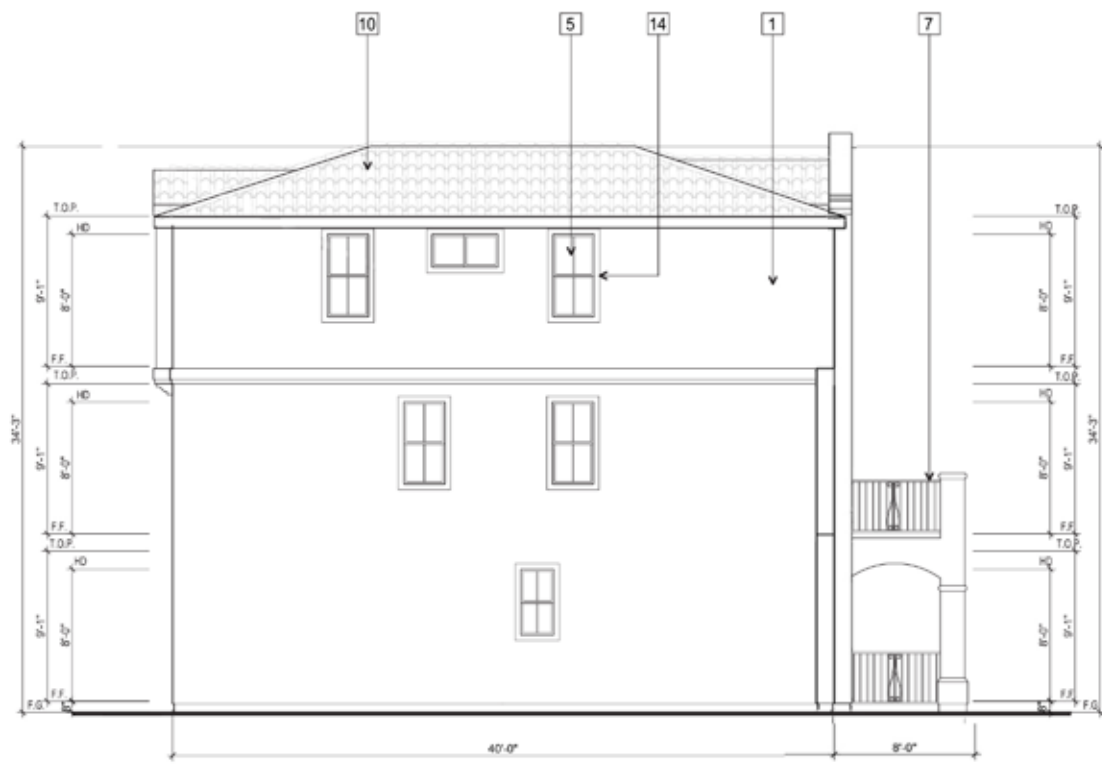
REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCE CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**





LEFT ELEVATION



FRONT ELEVATION

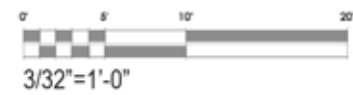


REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCE CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**



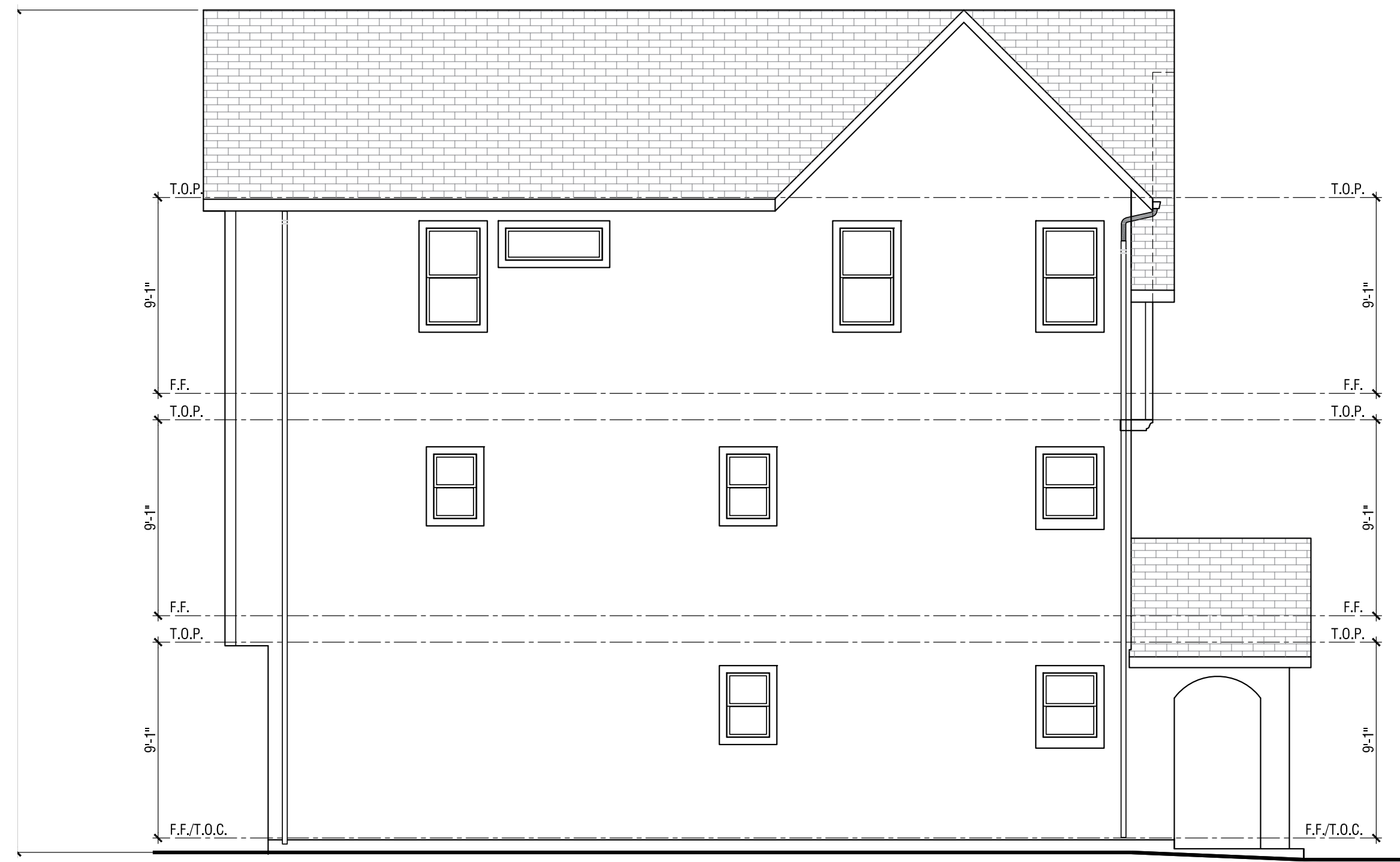
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

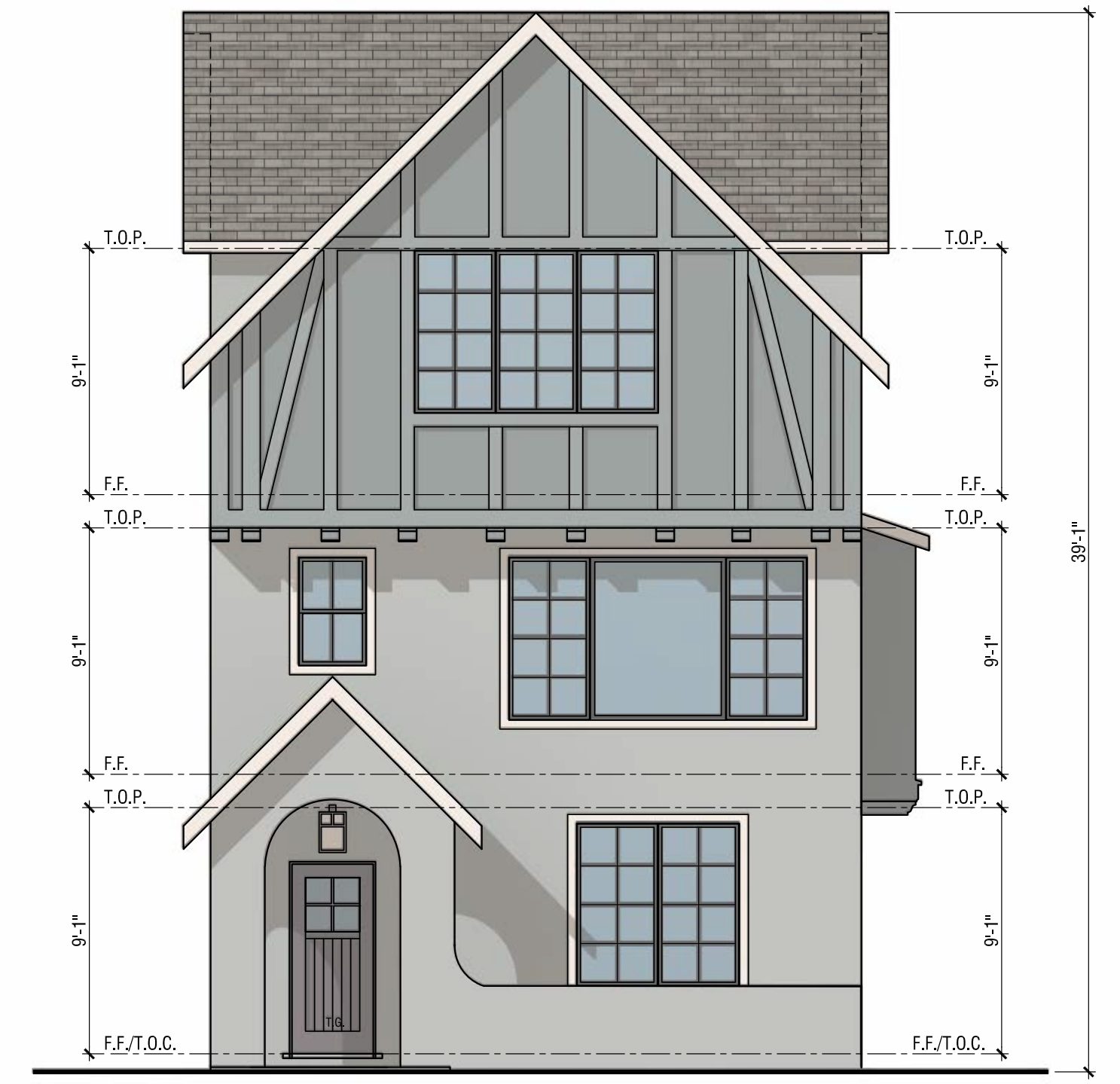
BUILDING 5 ELEVATIONS - PLAN 2 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 23





Left



Front



Right

MATERIAL

ARTS & CRAFTS:

- Roof: Concrete Flat Tile Roof
- Fascia: 2X Wood Fascia
- Barge: Wood Barge Board
- Gable: Decorative Vent
- Exterior: Painted Wood and Stucco
- Window & Door Trim: Wood Trim
- Entry Door: Decorative Front Entry Door
- Veneer: Brick Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 6: Arts & Crafts Style Plan 1B Elevations

OAK KNOLL

OAKLAND, CA

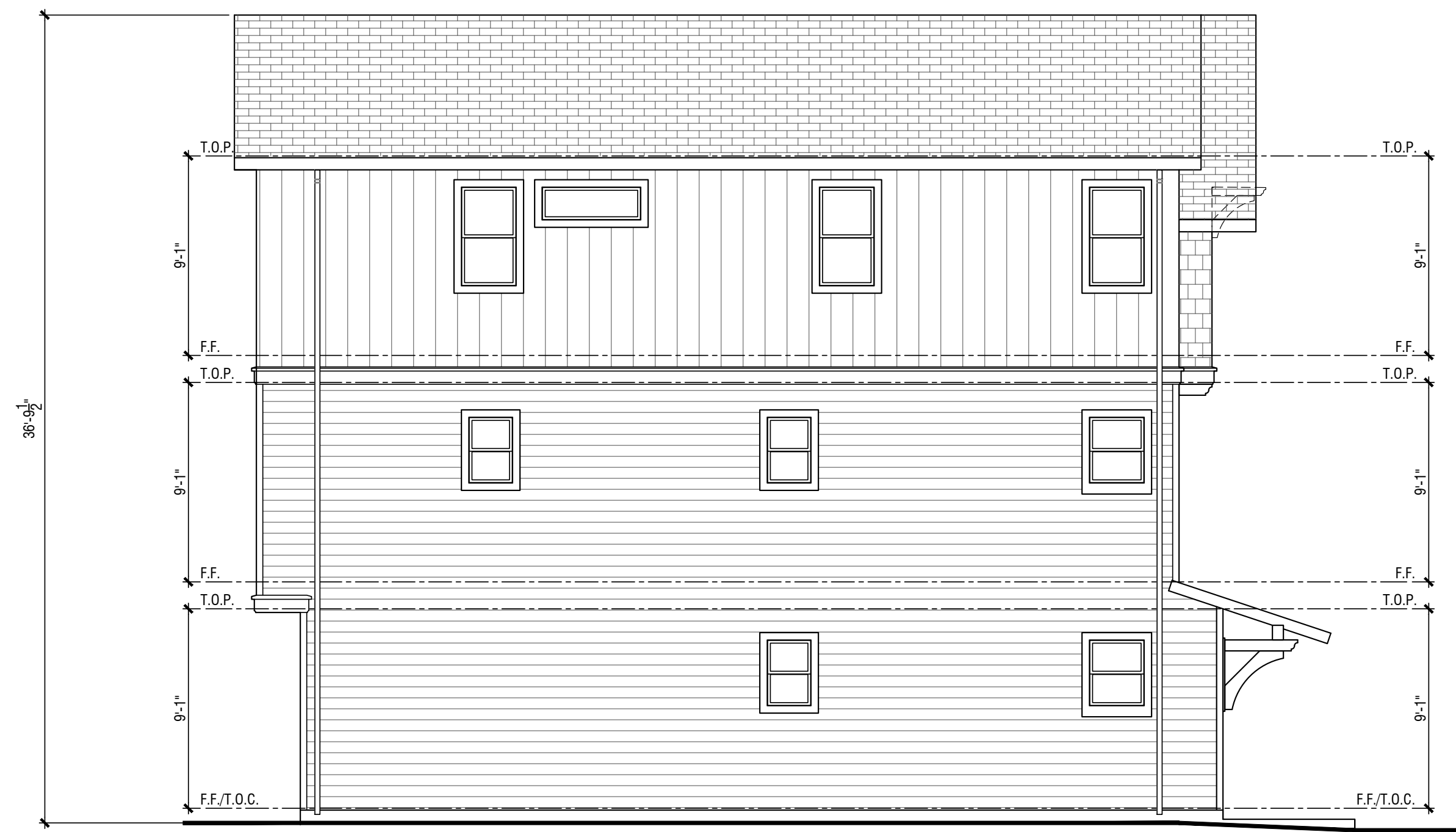


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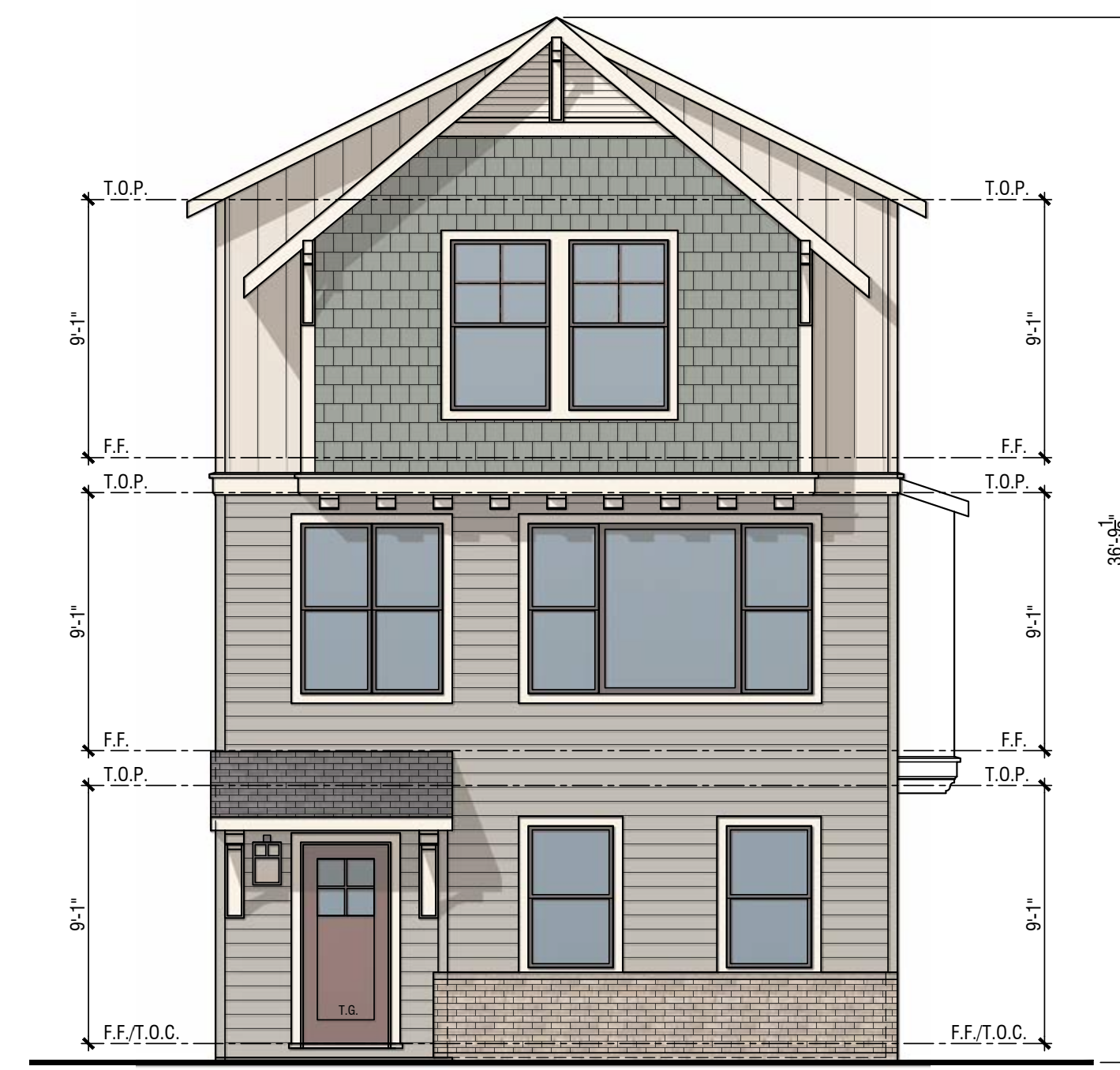
FINAL DEVELOPMENT PLAN PARCEL 23

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Left



Front



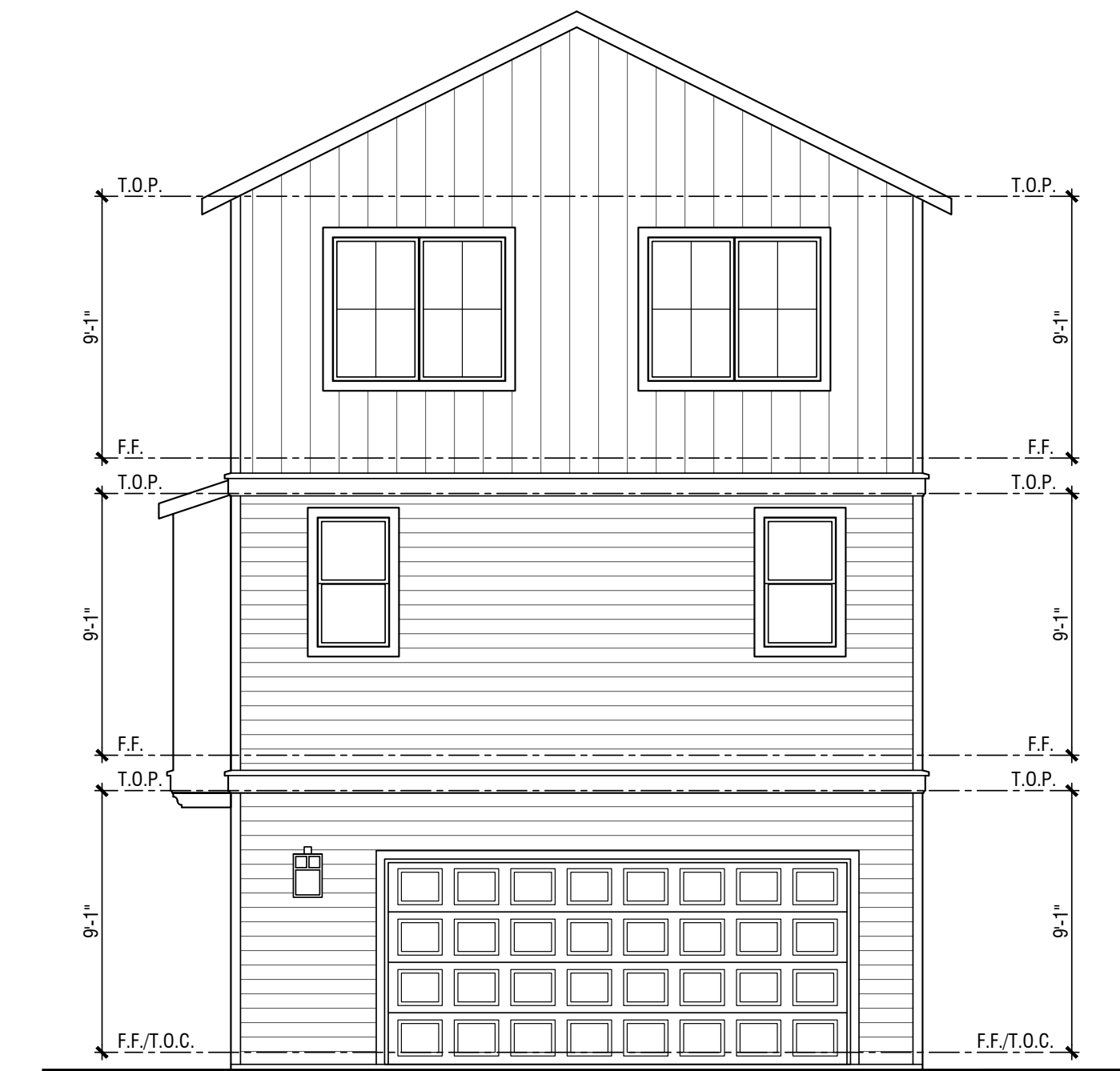
Front - Entry Roof Option B



Right

<u>MATERIAL</u>	<u>CRAFTSMAN:</u>
Roof:	Concrete Flat Tile Roof
Fascia:	2X Wood Fascia With Rafter Tails at Select Locations
Barge:	Wood Barge Board
Gable:	Decorative Vent
Exterior:	Horizontal, Board & Batten and Shingle Siding
Window & Door Trim:	Wood Trim
Entry Door:	Decorative Front Entry Door
Veneer:	Brick Veneer
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 7: Craftsman Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA

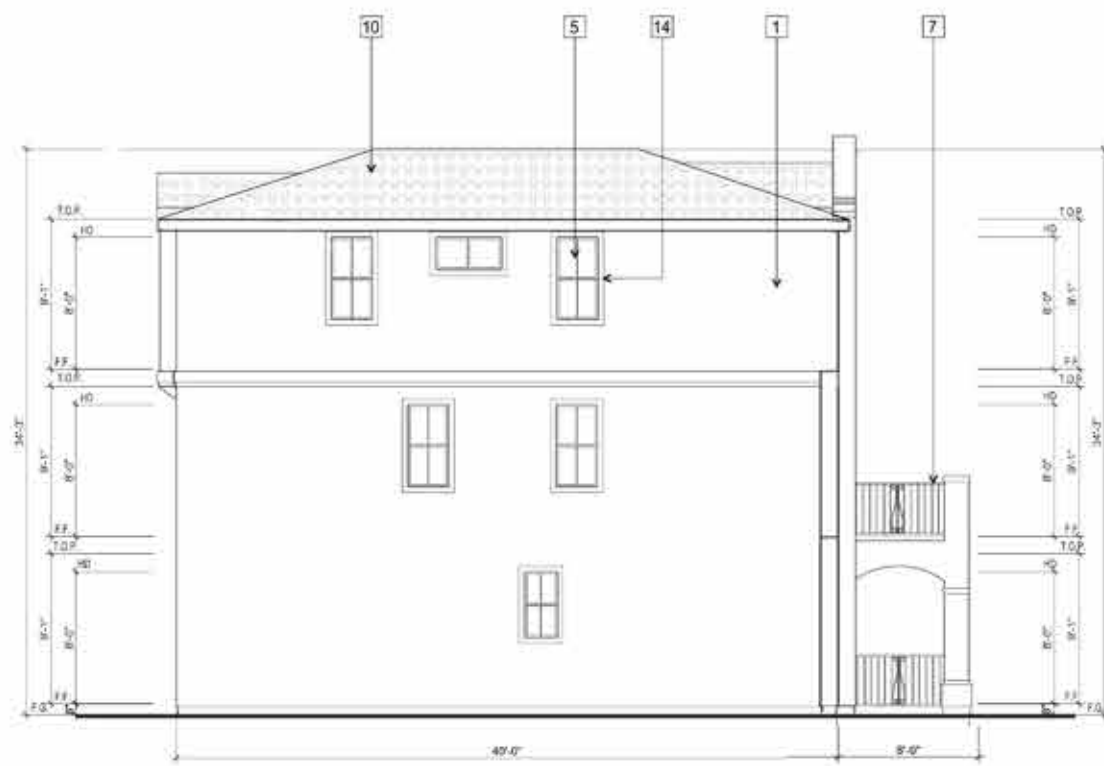


0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 23

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LEFT ELEVATION



FRONT ELEVATION



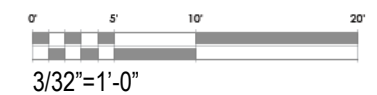
REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
- 2 HORIZONTAL SIDING
- 3 BOARD & BATT SIDING
- 4 SHINGLE SIDING
- 5 VINYL WINDOW
- 6 SHUTTERS AT ENHANCED ELEVATION
- 7 WROUGHT IRON RAILING
- 8 STANDING SEAM METAL ROOF
- 9 FLAT CONCRETE TILE ROOF
- 10 S-TILE ROOF
- 11 GARAGE DOOR
- 12 STANDING SEAM METAL CANOPY
- 13 SHUTTERS AT ENHANCE CONDITION FACING STREET
- 14 WINDOW WOOD TRIM
- 15 STONE VENEER
- 16 EXTERIOR LIGHTING
- 17 UTILITY LOCATION / ROOM TO BE DETERMINED
- 18 A/C LOCATION
- 19 PRIVACY FENCE AT END UNIT

ELEVATION KEY NOTES





Left



Front



Right

MATERIAL

ARTS & CRAFTS:

- Roof: Concrete Flat Tile Roof
- Fascia: 2X Wood Fascia
- Barge: Wood Barge Board
- Gable: Decorative Vent
- Exterior: Painted Wood and Stucco
- Window & Door Trim: Wood Trim
- Entry Door: Decorative Front Entry Door
- Veneer: Brick Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 9: Arts & Crafts Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA

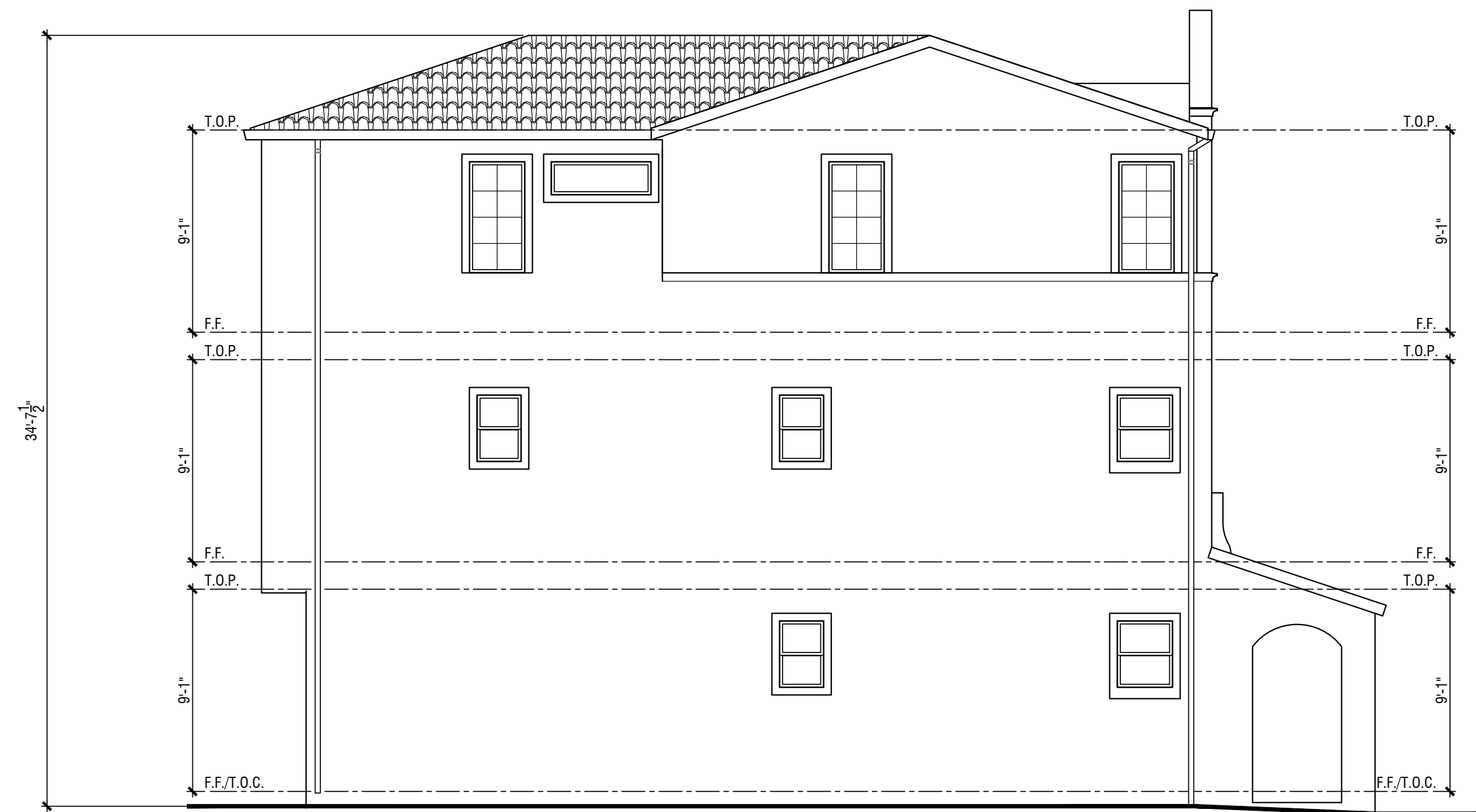


0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 23

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Left



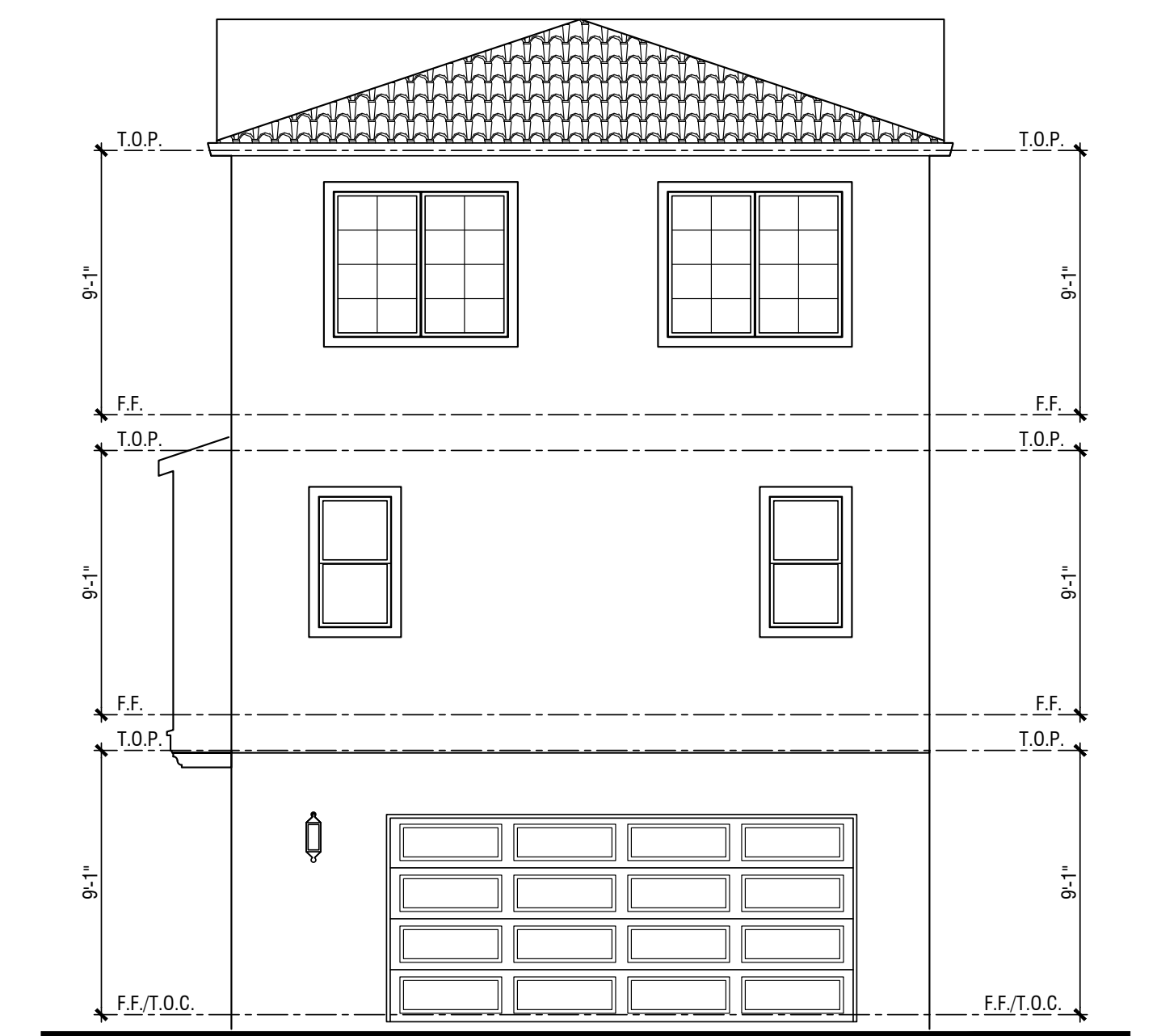
Front



Right

MATERIAL	MISSION:
Roof:	S-Tile Roof
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Vent
Exterior:	Stucco Siding
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Balcony:	Painted Metal Decorative Rails and Screens
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 10: Mission Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA





Left



Front



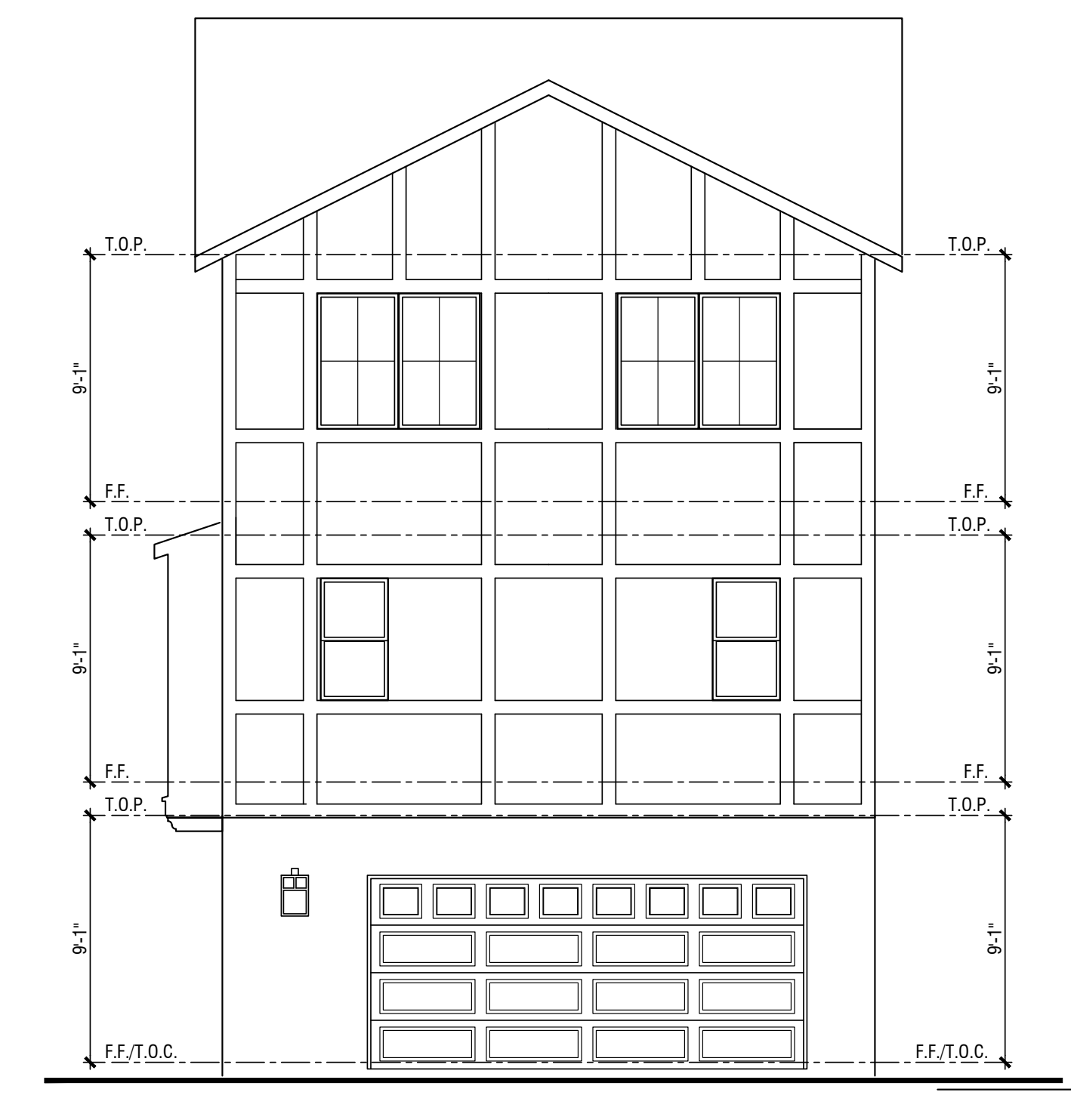
Right

MATERIAL

ARTS & CRAFTS:

- Roof: Concrete Flat Tile Roof
- Fascia: 2X Wood Fascia
- Barge: Wood Barge Board
- Gable: Decorative Vent
- Exterior: Painted Wood and Stucco
- Window & Door Trim: Wood Trim
- Entry Door: Decorative Front Entry Door
- Veneer: Brick Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 11: Arts & Crafts Style Plan 1A Elevations

OAK KNOLL

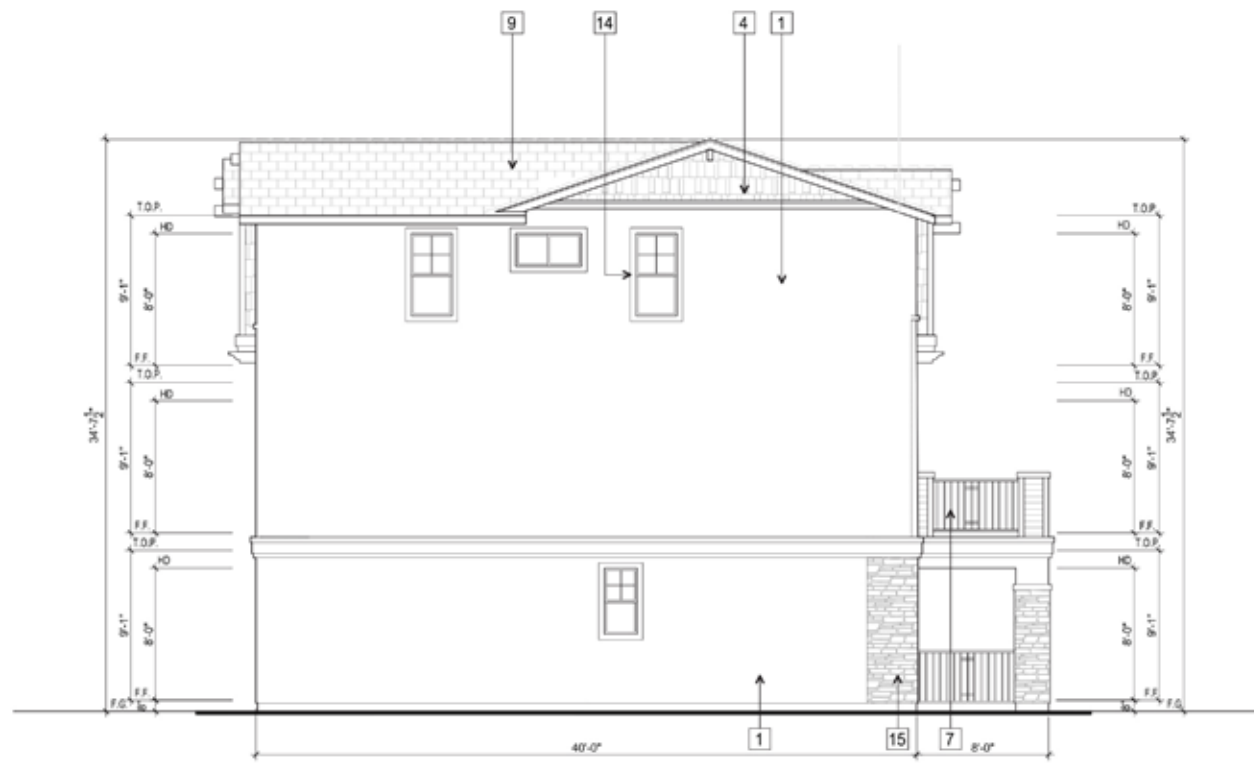
OAKLAND, CA



FINAL DEVELOPMENT PLAN PARCEL 23

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LEFT ELEVATION



FRONT ELEVATION

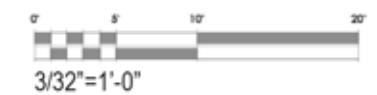


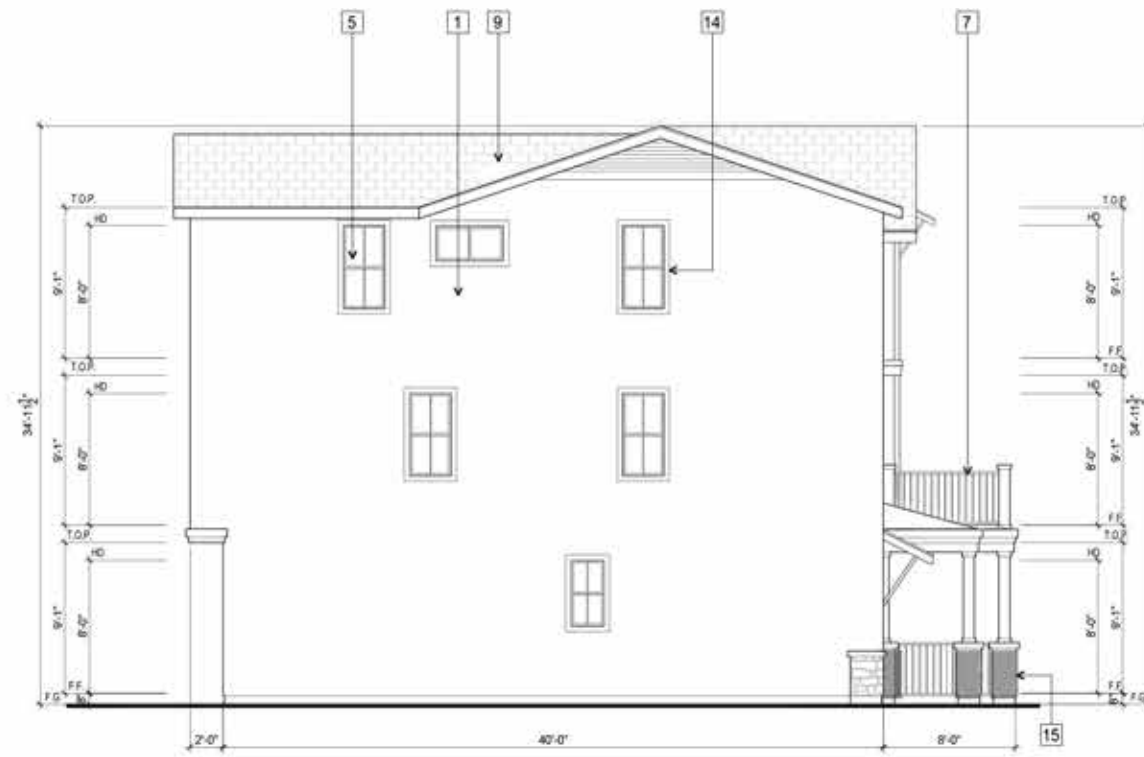
REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCED CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**





LEFT ELEVATION



FRONT ELEVATION

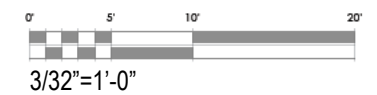


REAR ELEVATION



RIGHT ELEVATION

- | | |
|----|---|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | SHUTTERS AT ENHANCE CONDITION FACING STREET |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
- ELEVATION KEY NOTES**



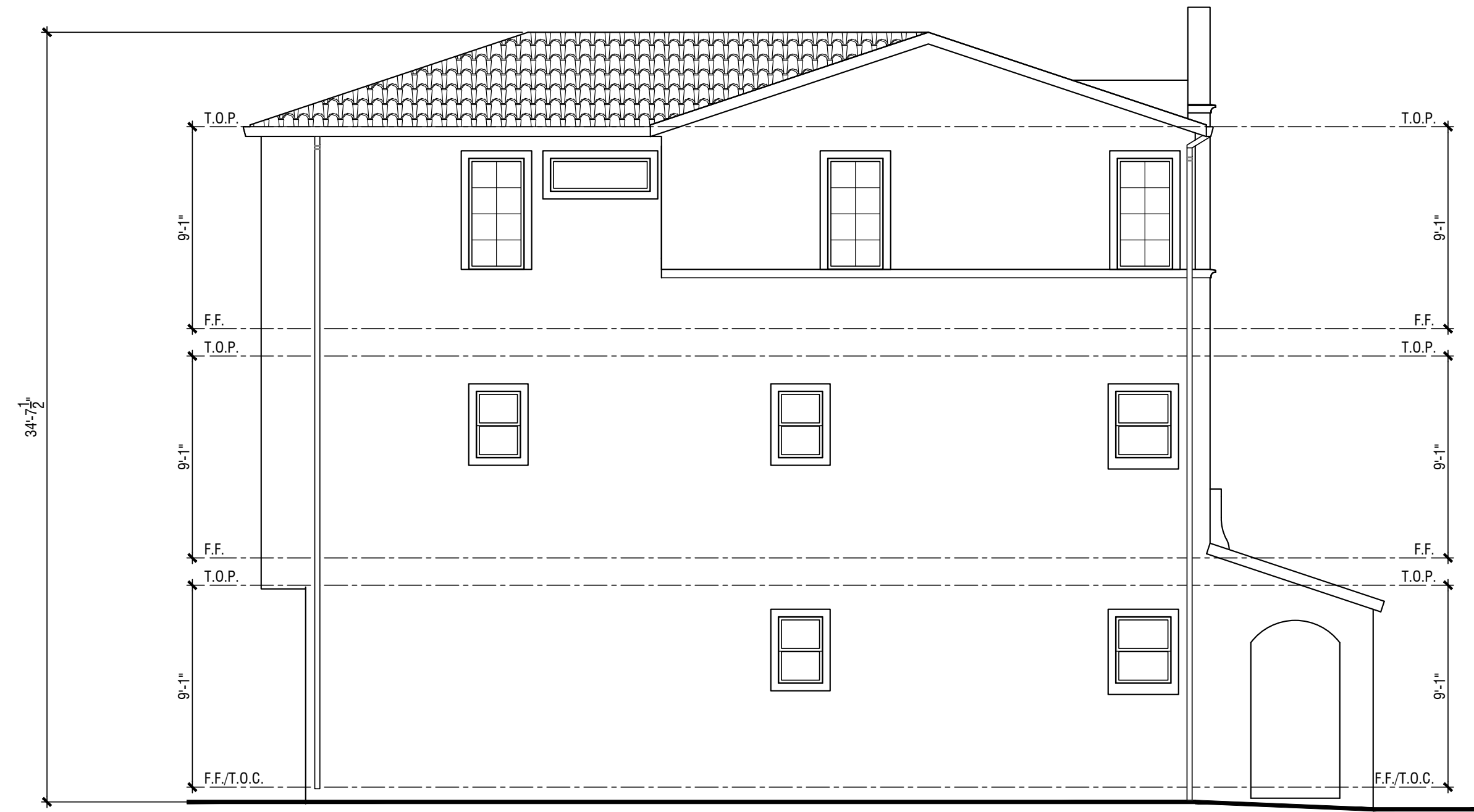
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 13 ELEVATIONS - PLAN 1 FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 23





Left



Front



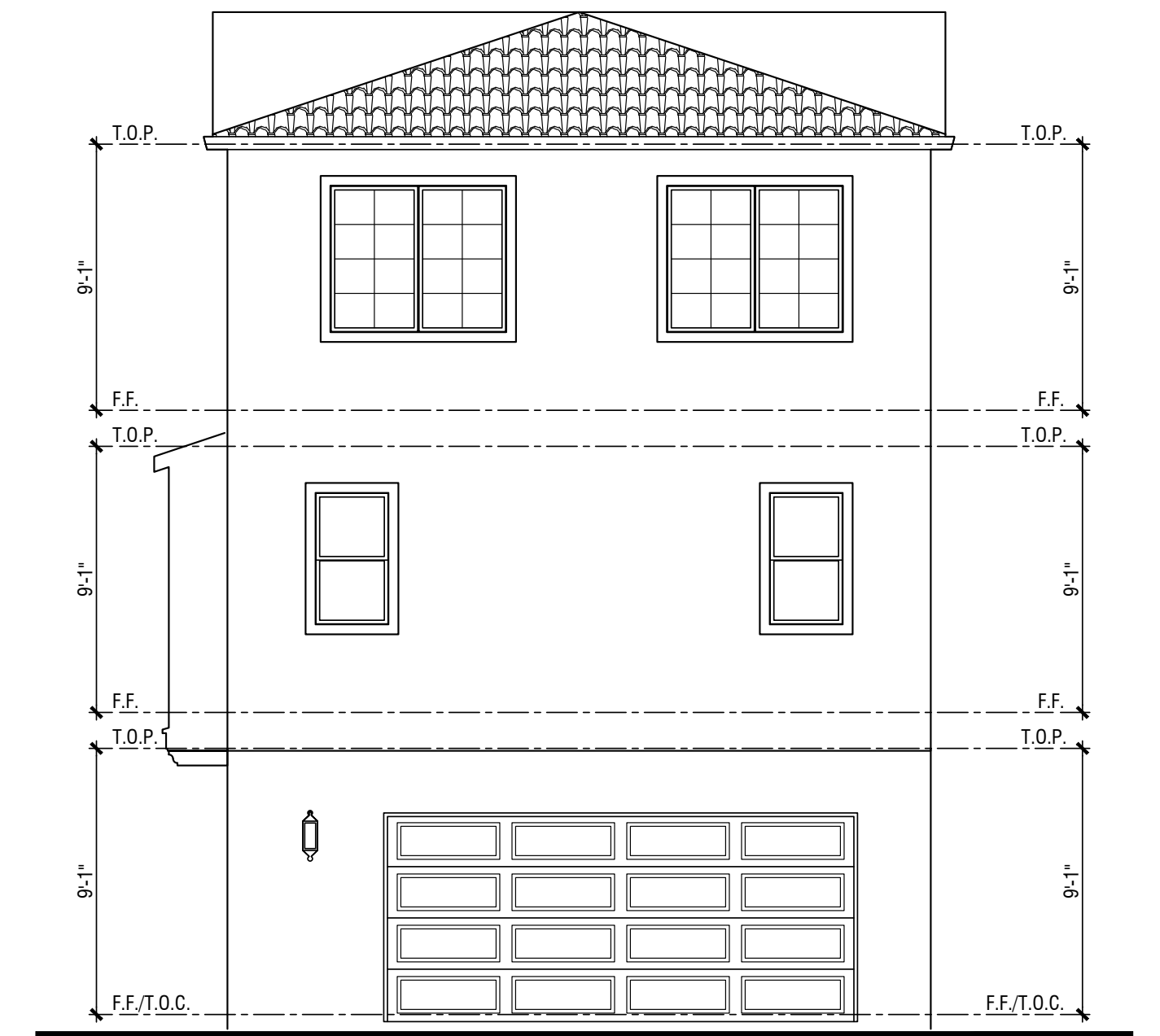
Right

MATERIAL

MISSION:

Roof:	S-Tile Roof
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Vent
Exterior:	Stucco Siding
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Balcony:	Painted Metal Decorative Rails and Screens
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 14: Mission Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA

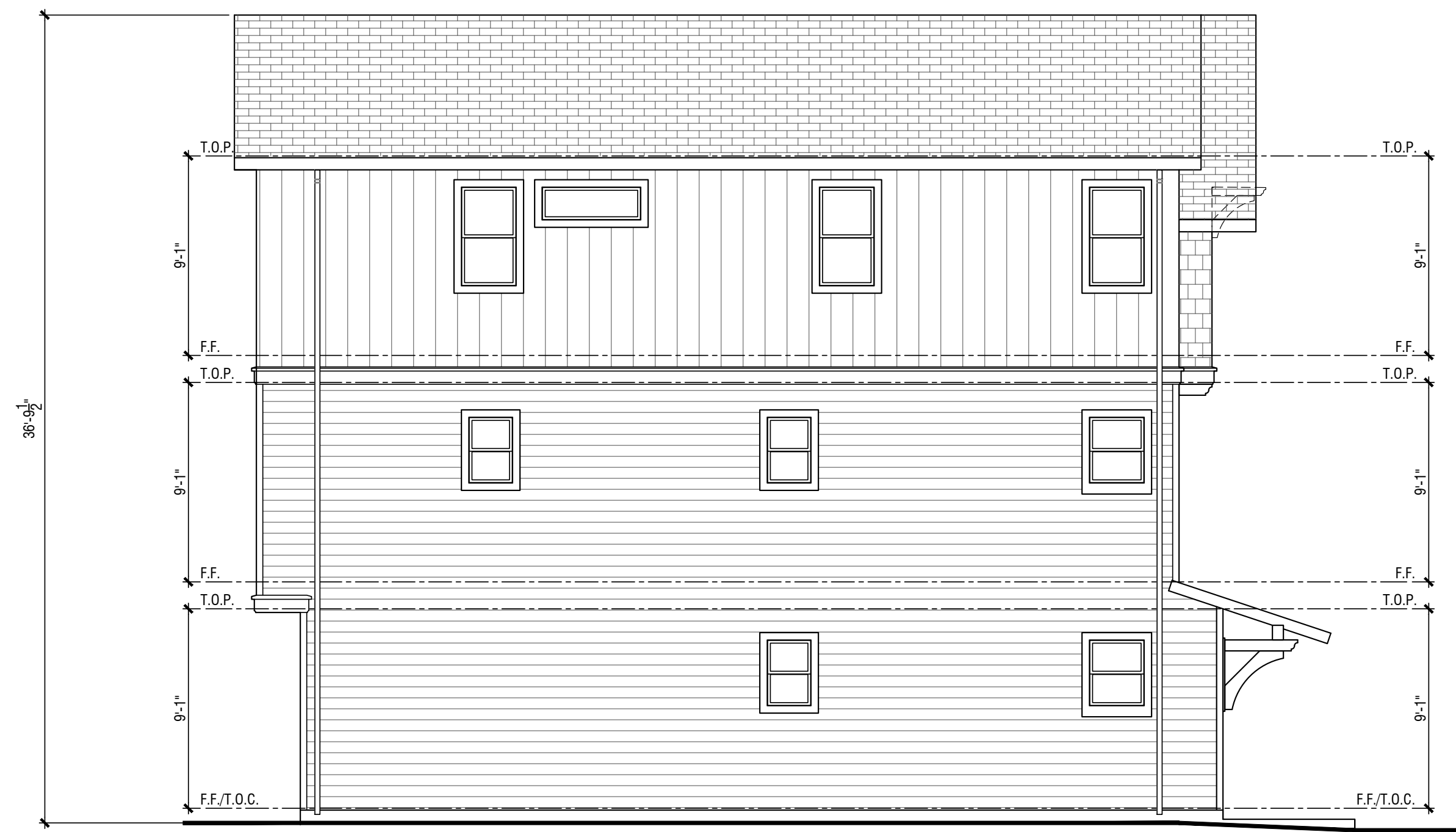


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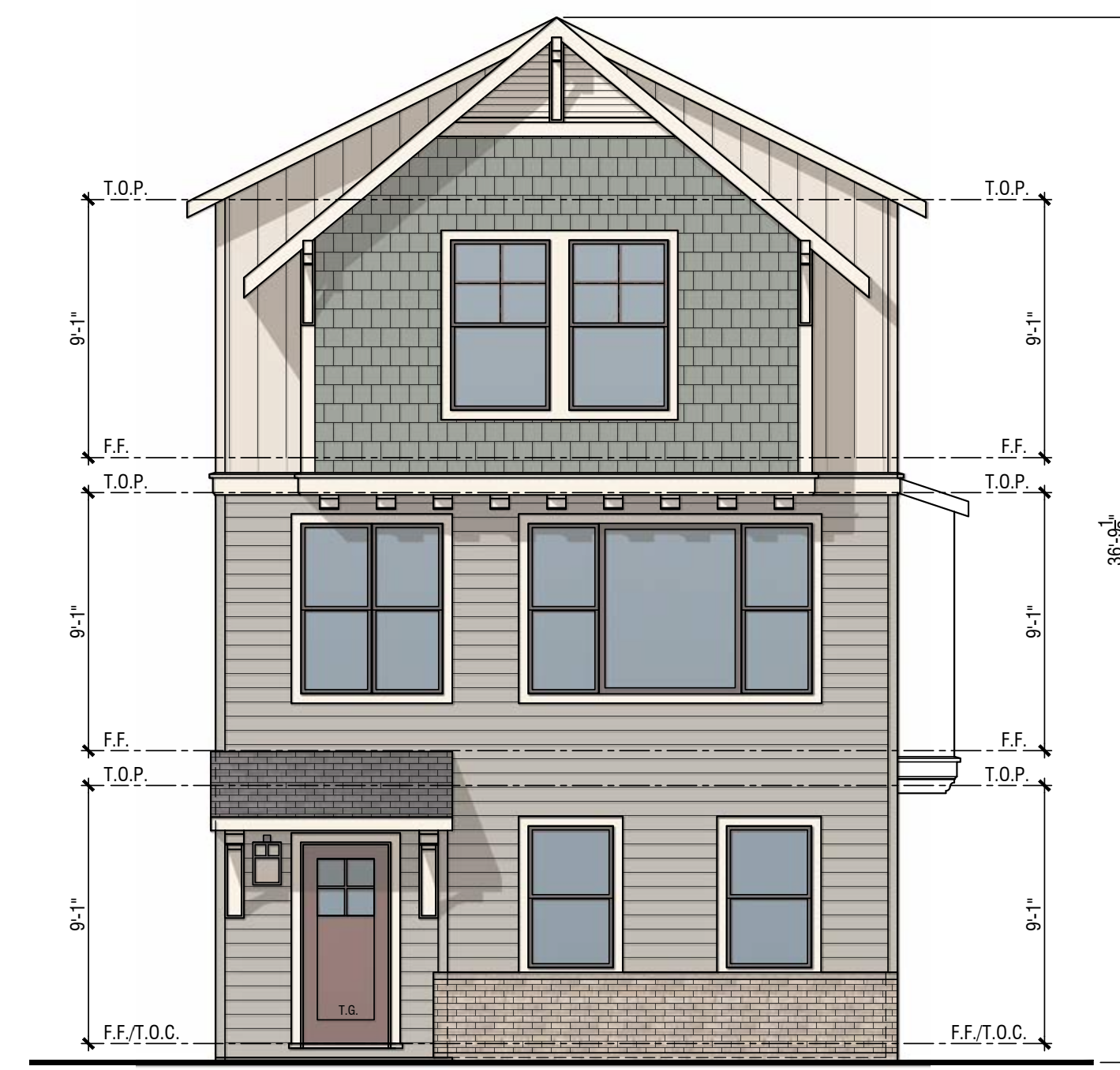
FINAL DEVELOPMENT PLAN PARCEL 23

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Left



Front



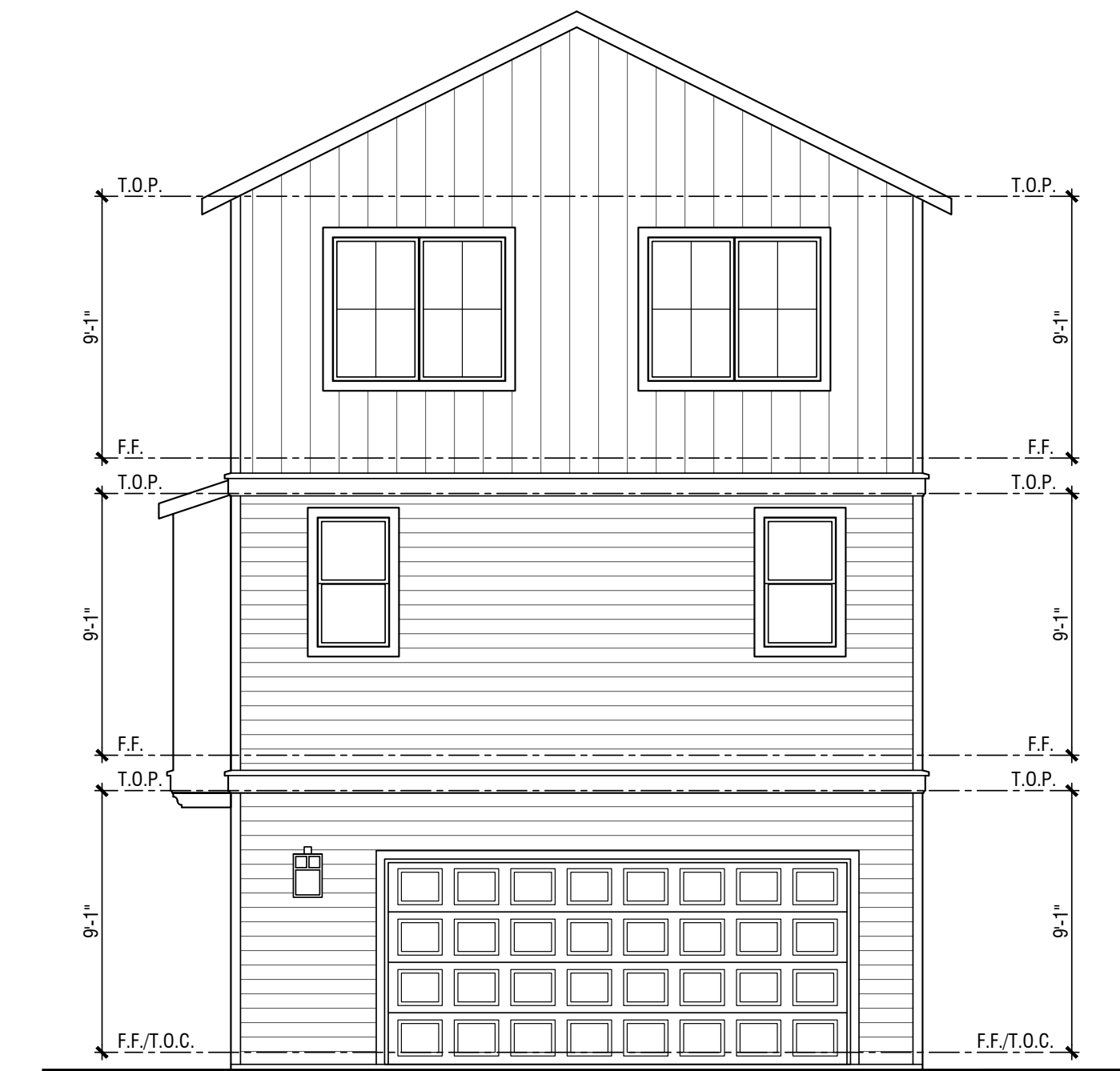
Front - Entry Roof Option B



Right

<u>MATERIAL</u>	<u>CRAFTSMAN:</u>
Roof:	Concrete Flat Tile Roof
Fascia:	2X Wood Fascia With Rafter Tails at Select Locations
Barge:	Wood Barge Board
Gable:	Decorative Vent
Exterior:	Horizontal, Board & Batten and Shingle Siding
Window & Door Trim:	Wood Trim
Entry Door:	Decorative Front Entry Door
Veneer:	Brick Veneer
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 15: Craftsman Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA

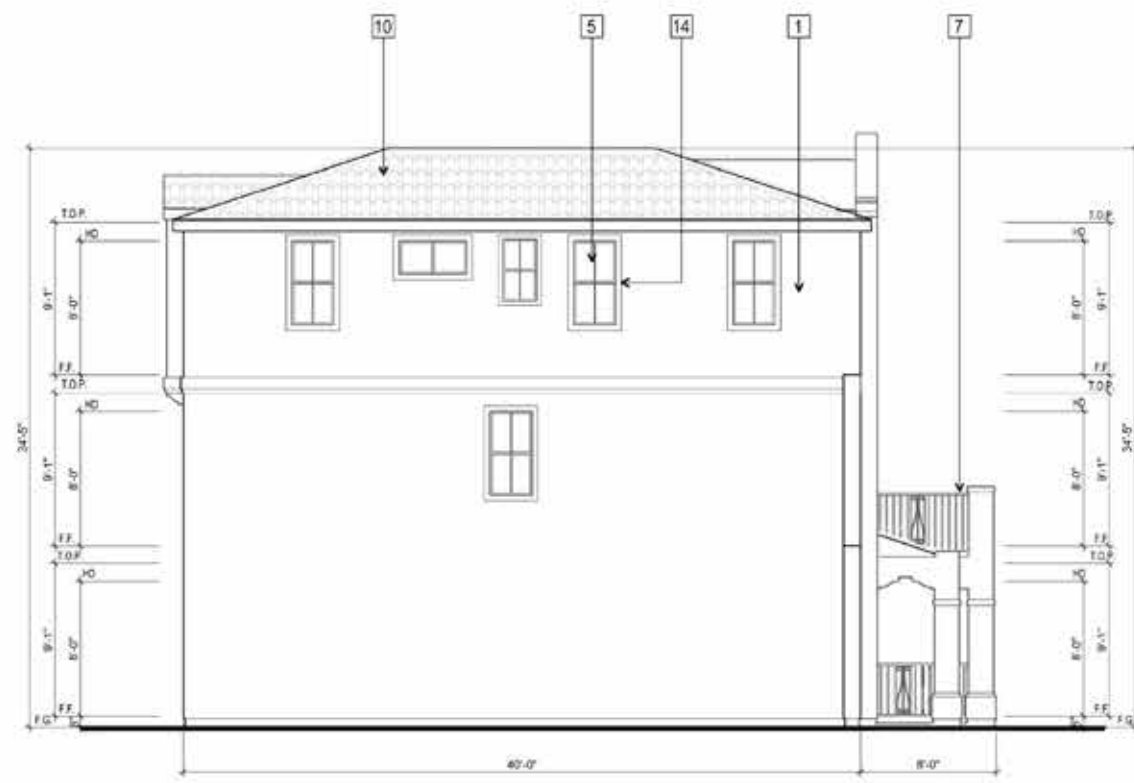


0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 23

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LEFT ELEVATION



FRONT ELEVATION

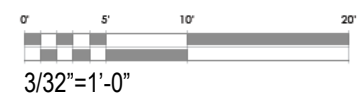


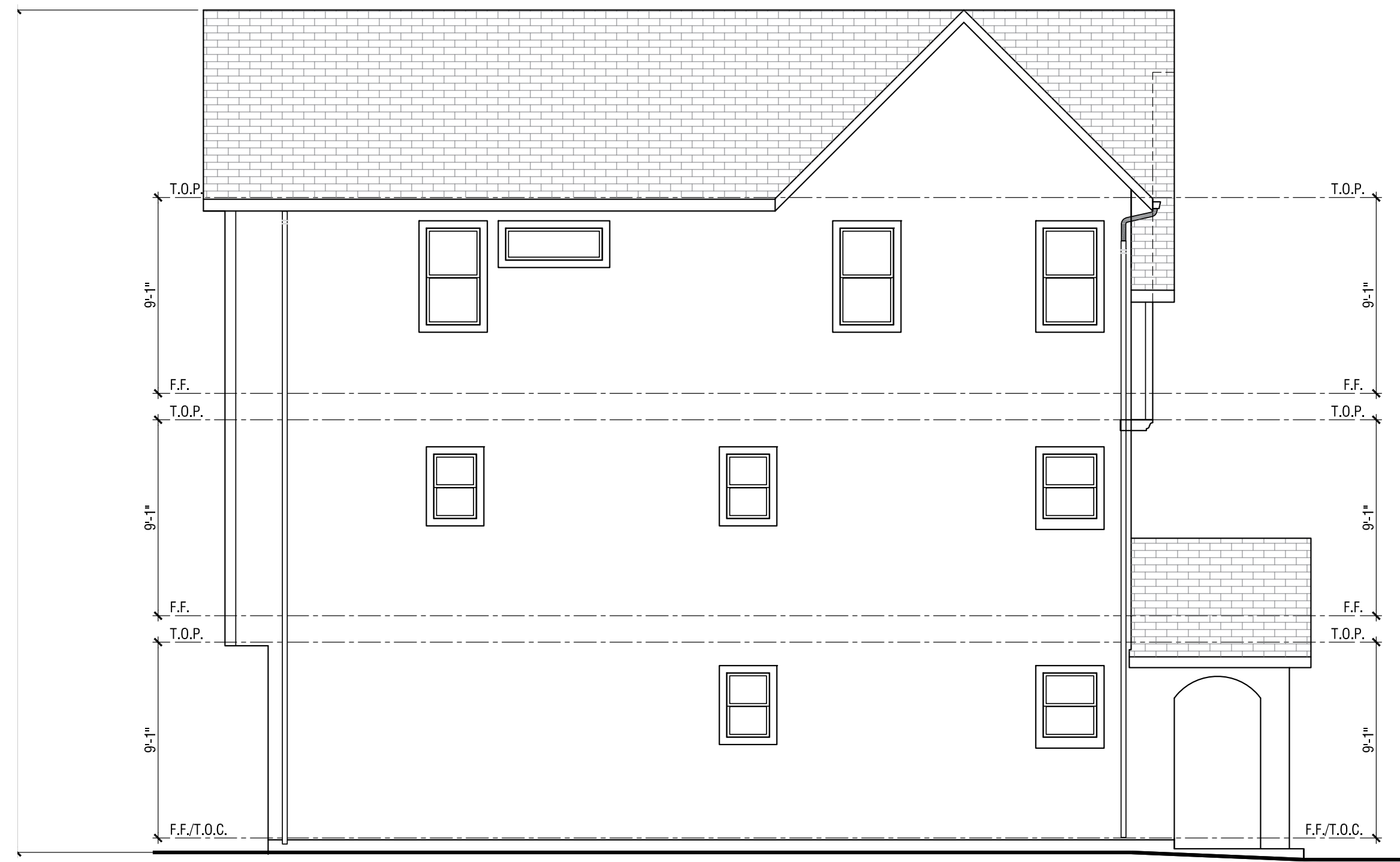
REAR ELEVATION



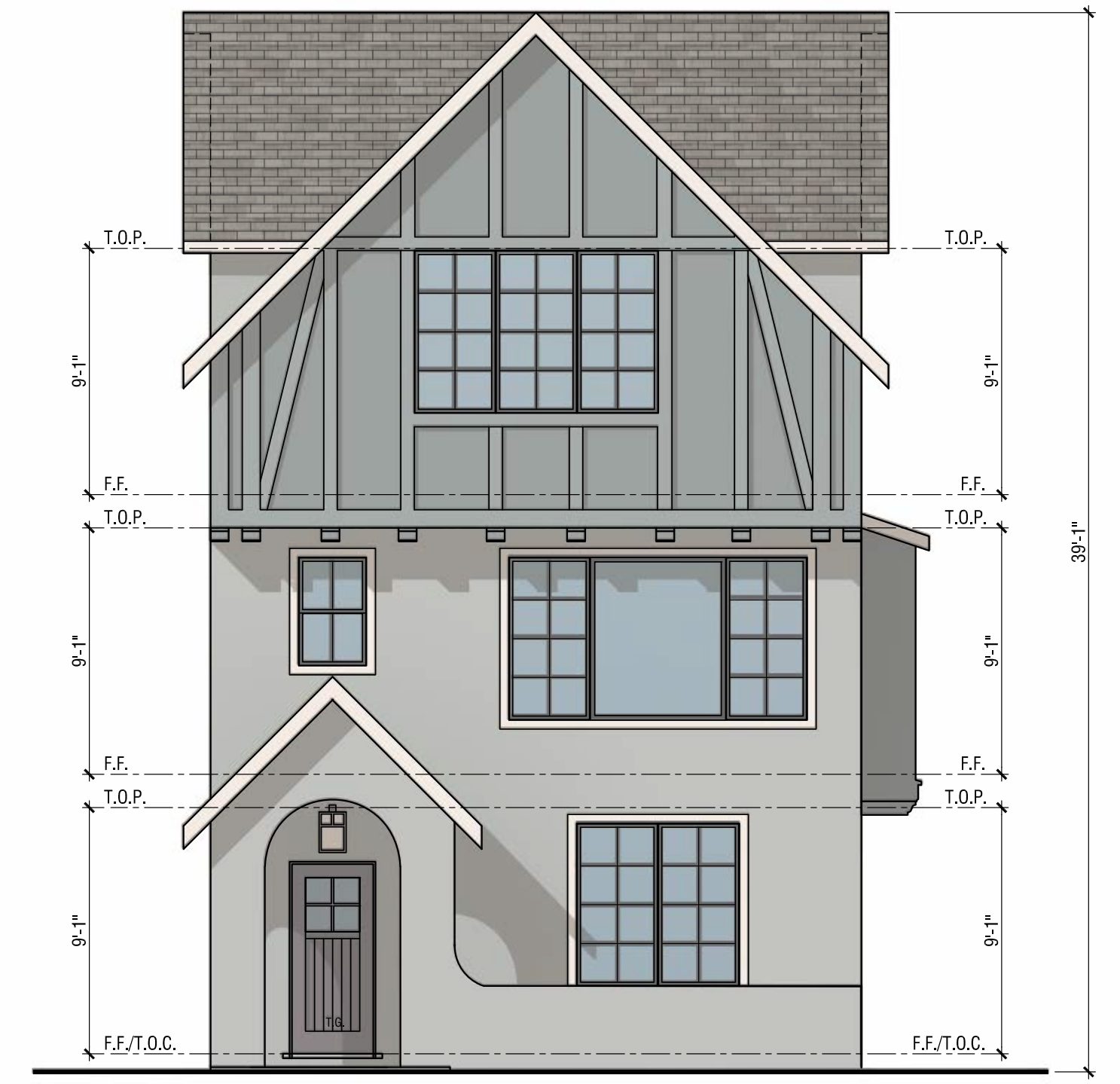
RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCED CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**





Left



Front



Right

MATERIAL

ARTS & CRAFTS:

- Roof: Concrete Flat Tile Roof
- Fascia: 2X Wood Fascia
- Barge: Wood Barge Board
- Gable: Decorative Vent
- Exterior: Painted Wood and Stucco
- Window & Door Trim: Wood Trim
- Entry Door: Decorative Front Entry Door
- Veneer: Brick Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 17: Arts & Crafts Style Plan 1B Elevations

OAK KNOLL

OAKLAND, CA

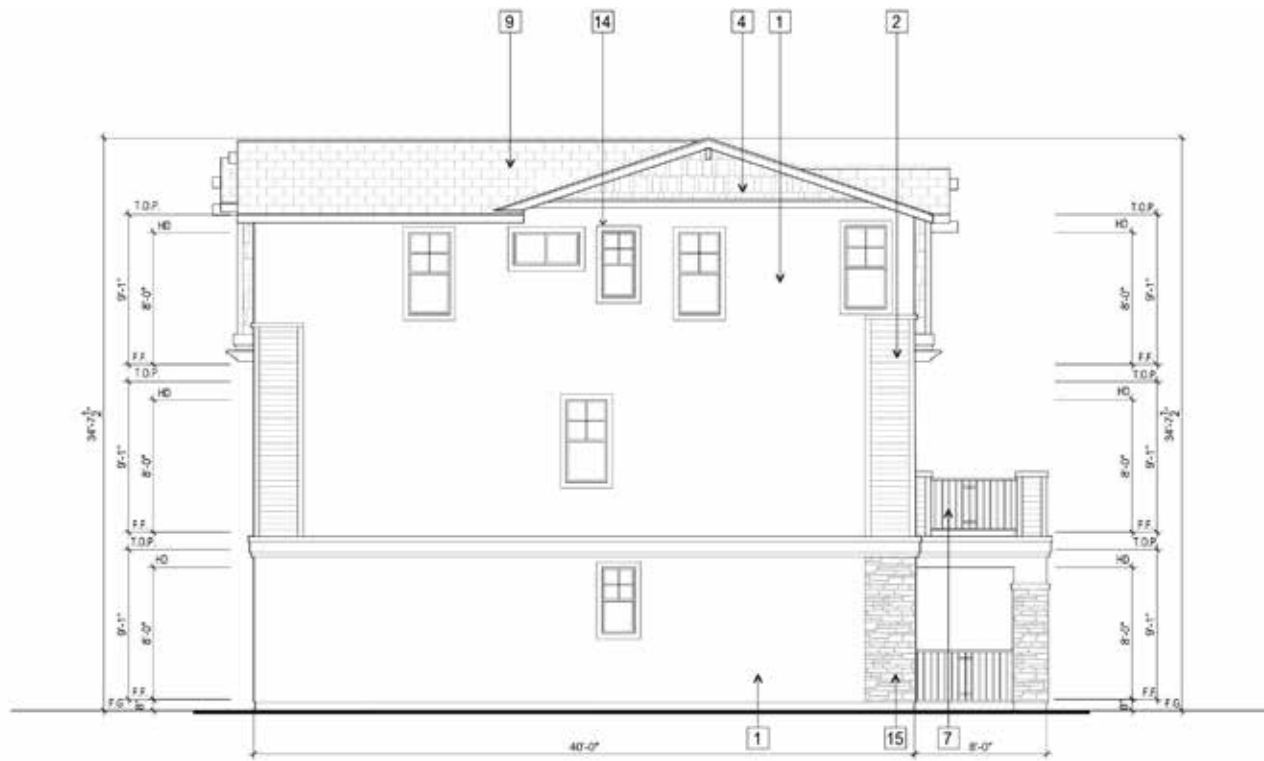


0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 23

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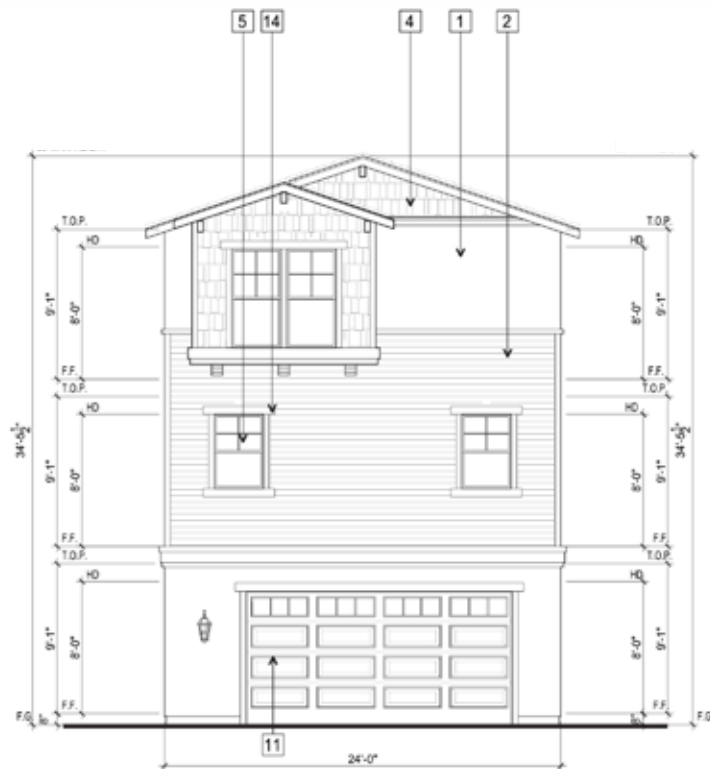




LEFT ELEVATION



FRONT ELEVATION



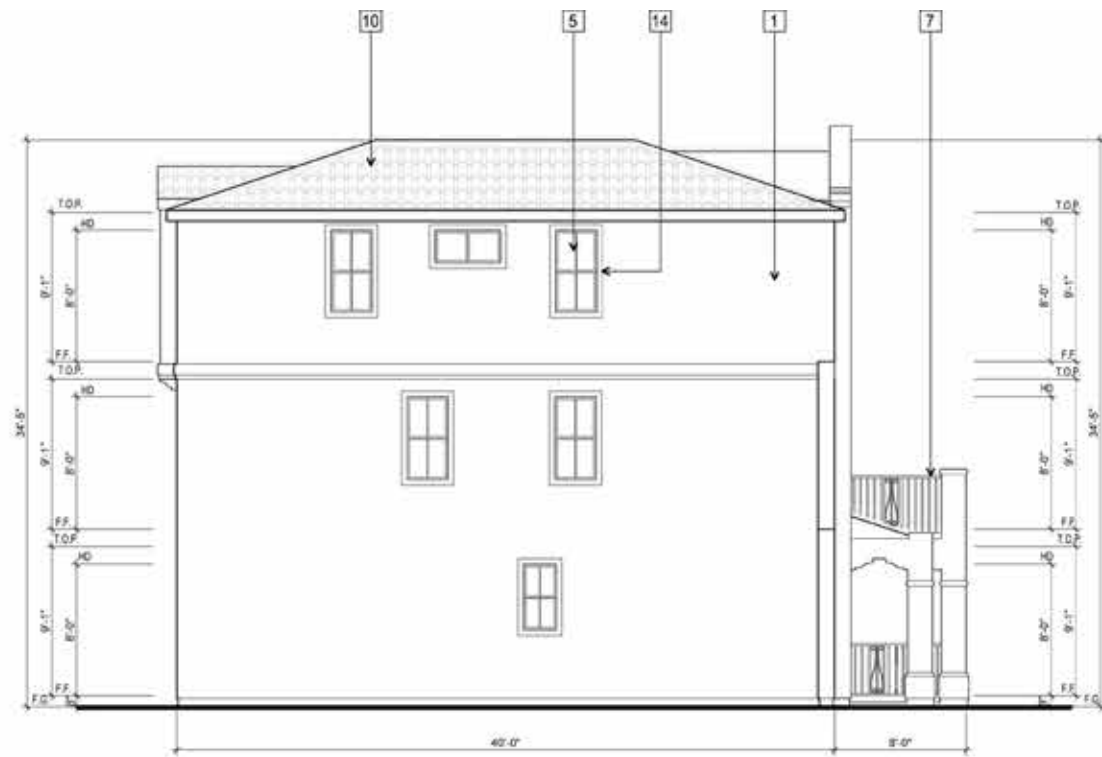
REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCED CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**





LEFT ELEVATION



FRONT ELEVATION

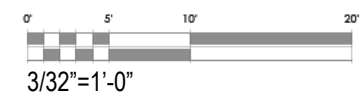


REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCE CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**



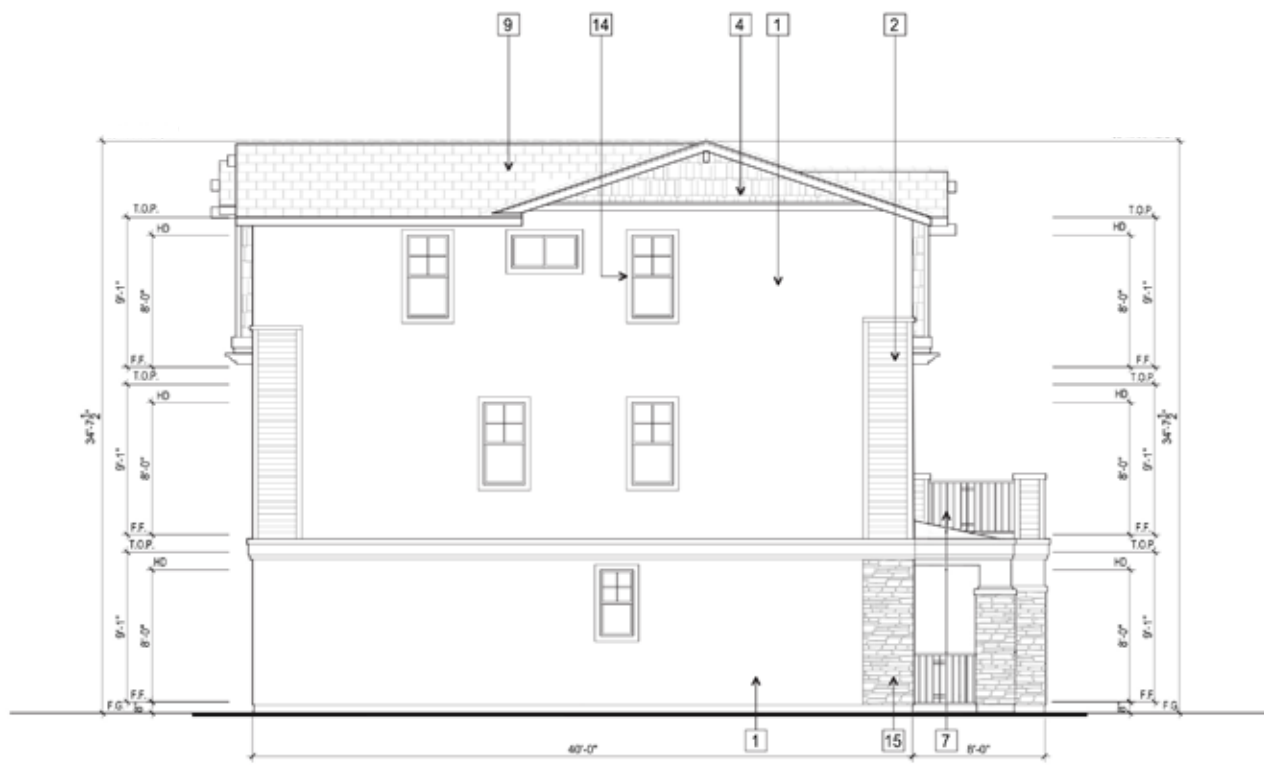
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 19 ELEVATIONS - PLAN 3 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 23





LEFT ELEVATION



FRONT ELEVATION

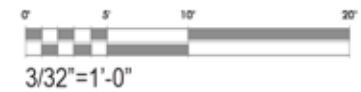


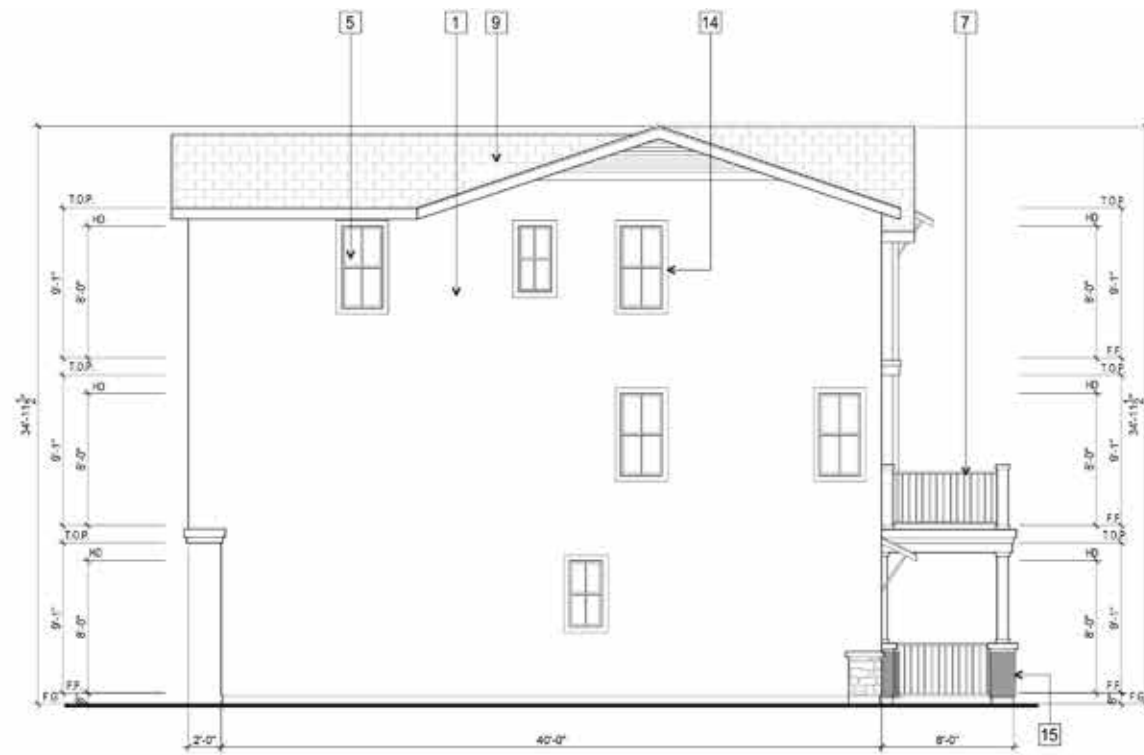
REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCED CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**





LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

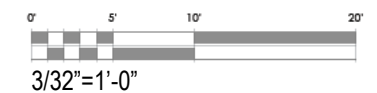


RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCED CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**



NOTE: HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.



Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 21 ELEVATIONS - PLAN 1 FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 23





Left



Front



Right

MATERIAL

ARTS & CRAFTS:

- Roof: Concrete Flat Tile Roof
- Fascia: 2X Wood Fascia
- Barge: Wood Barge Board
- Gable: Decorative Vent
- Exterior: Painted Wood and Stucco
- Window & Door Trim: Wood Trim
- Entry Door: Decorative Front Entry Door
- Veneer: Brick Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 22: Arts & Crafts Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA

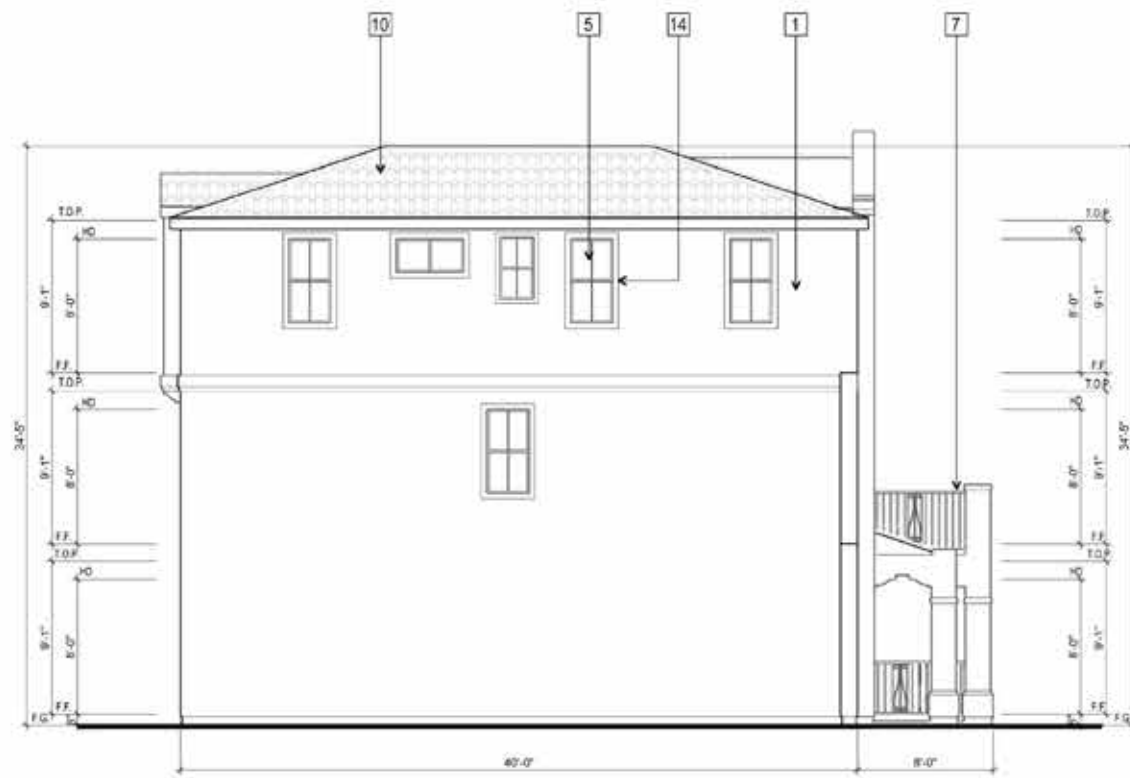


0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 23

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LEFT ELEVATION



FRONT ELEVATION

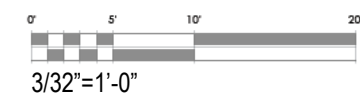


REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCED CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**



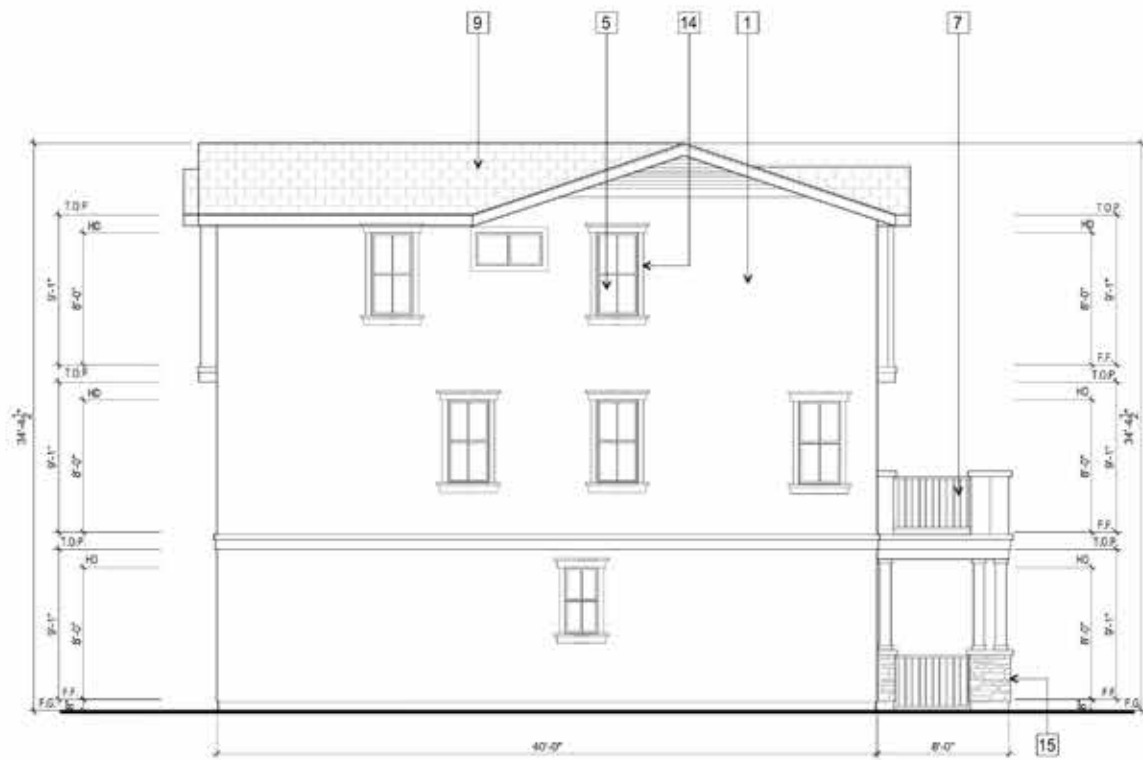
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 23 ELEVATIONS - PLAN 1 MISSION (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 23





LEFT ELEVATION



FRONT ELEVATION



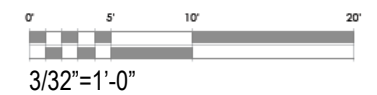
REAR ELEVATION

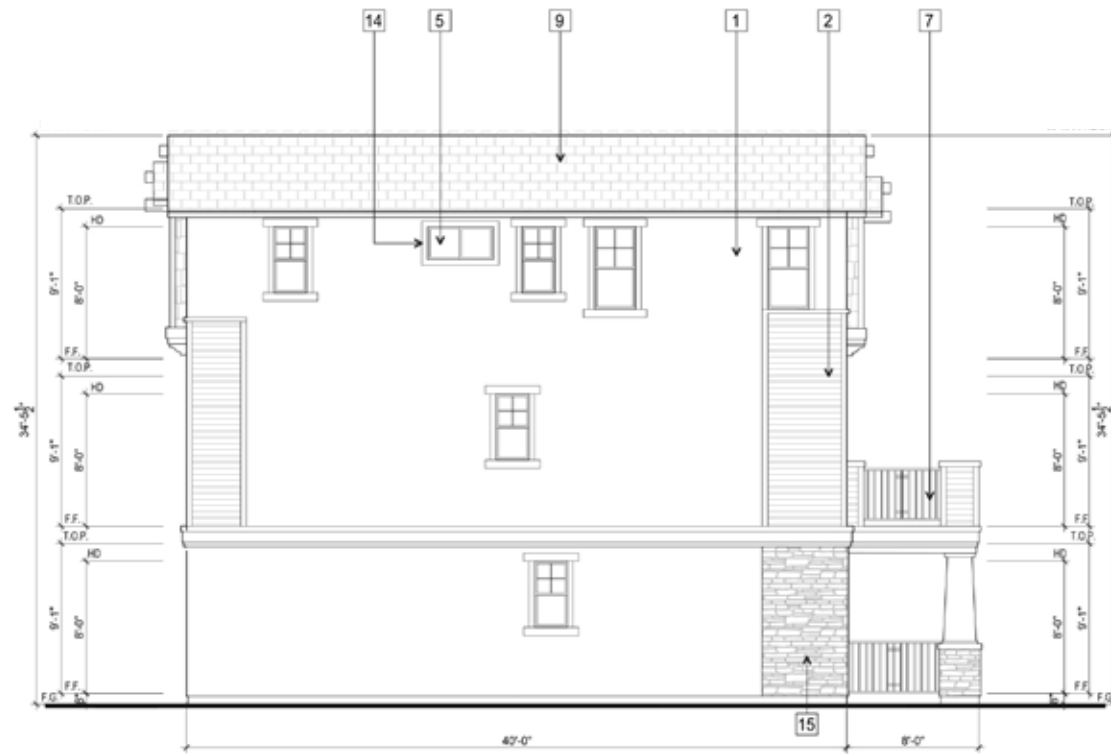


RIGHT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT

ELEVATION KEY NOTES

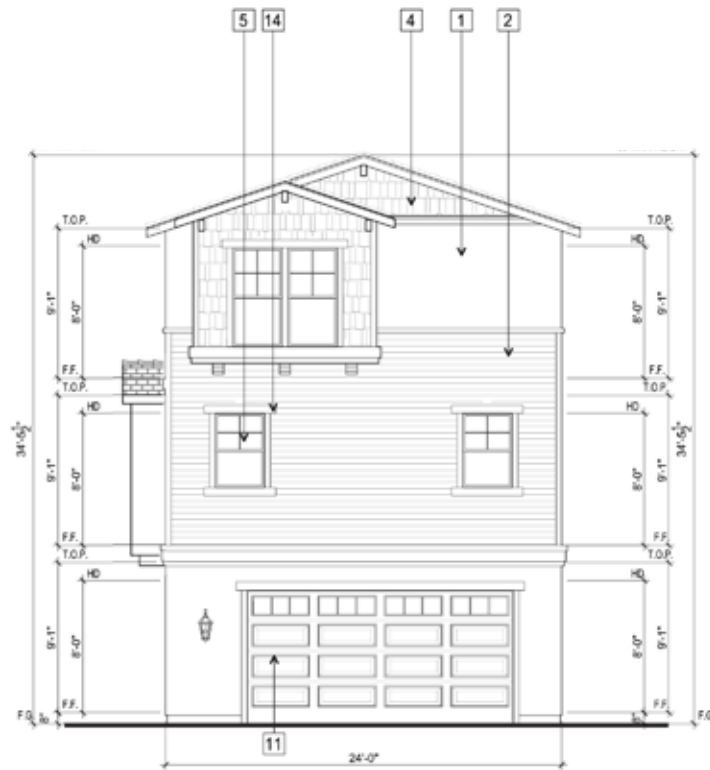




LEFT ELEVATION



FRONT ELEVATION

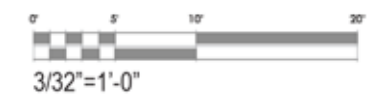


REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCE CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**



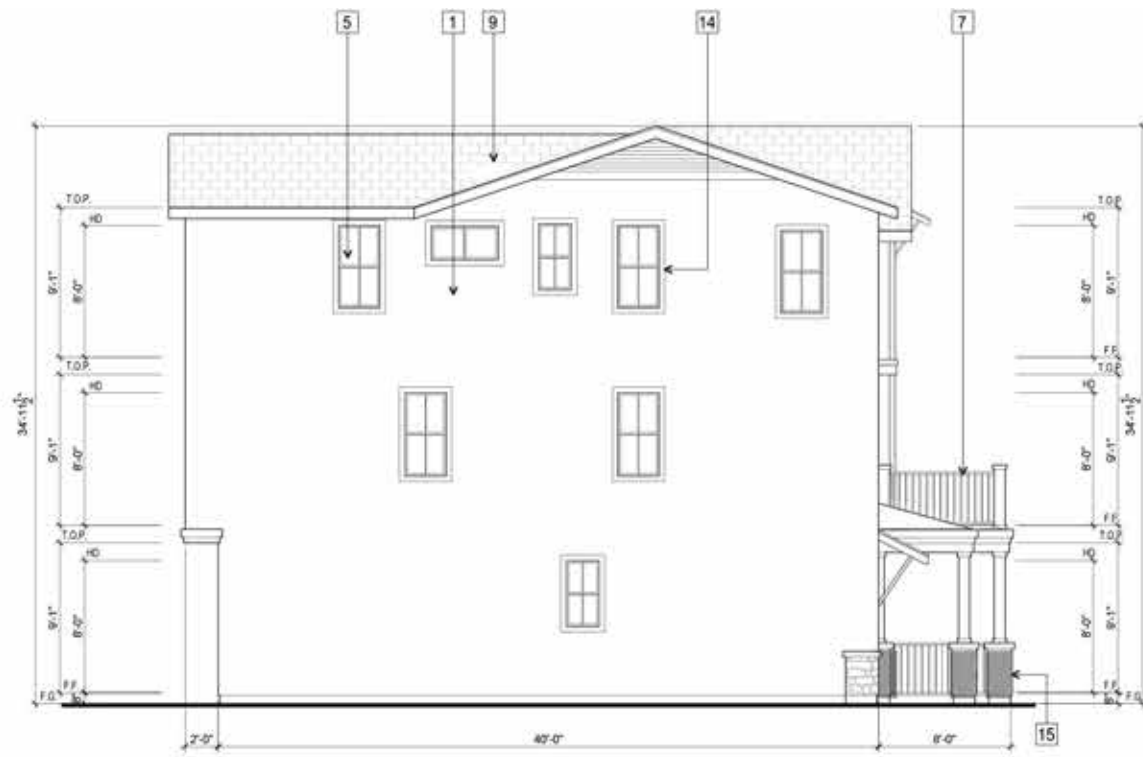
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 25 ELEVATIONS - PLAN 1 CRAFTSMAN (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 23

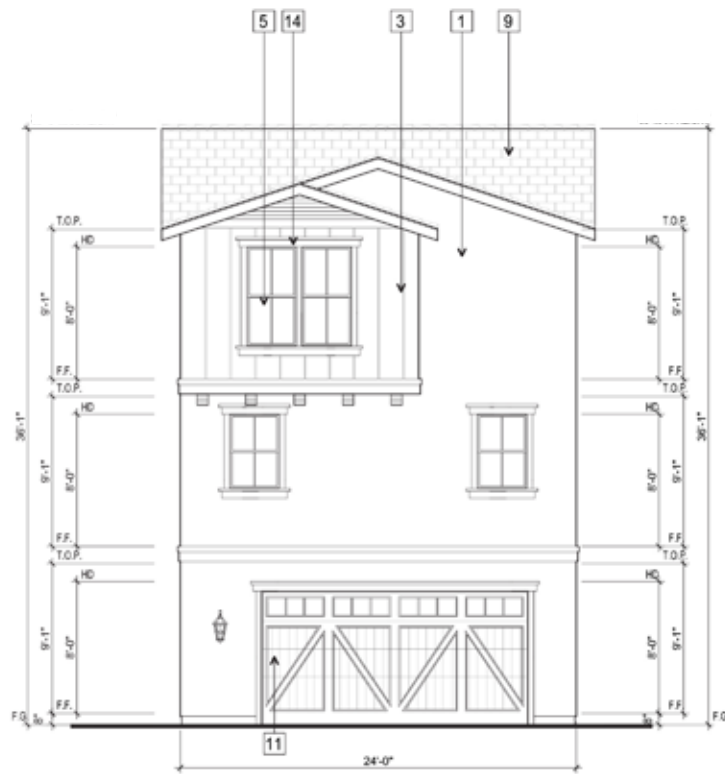




LEFT ELEVATION



FRONT ELEVATION

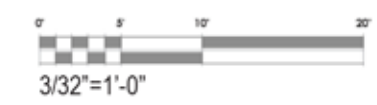


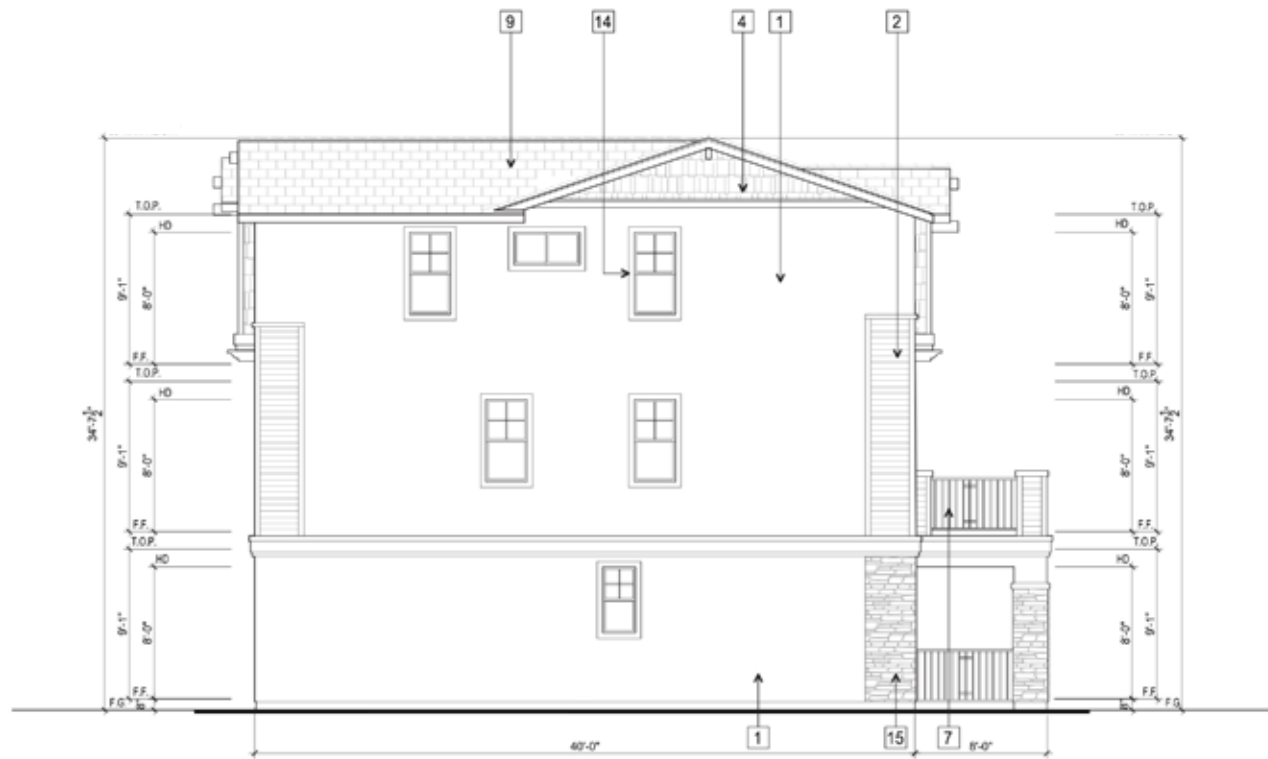
REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCE CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**

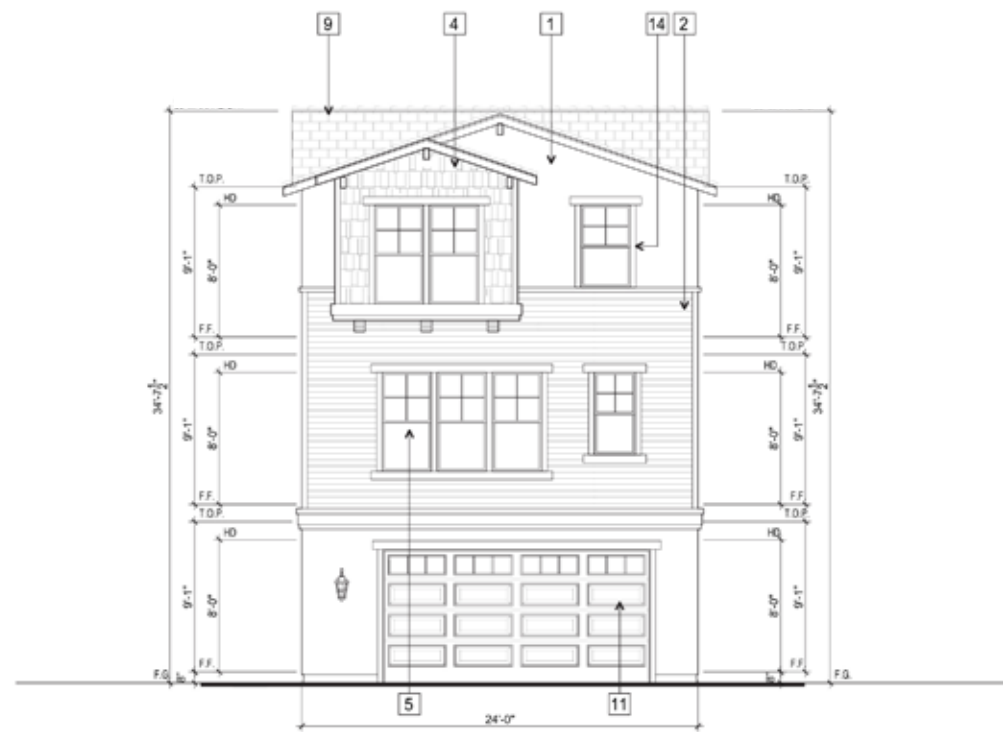




LEFT ELEVATION



FRONT ELEVATION

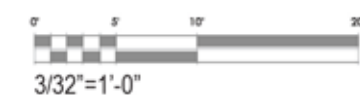


REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 SHUTTERS AT ENHANCE CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**



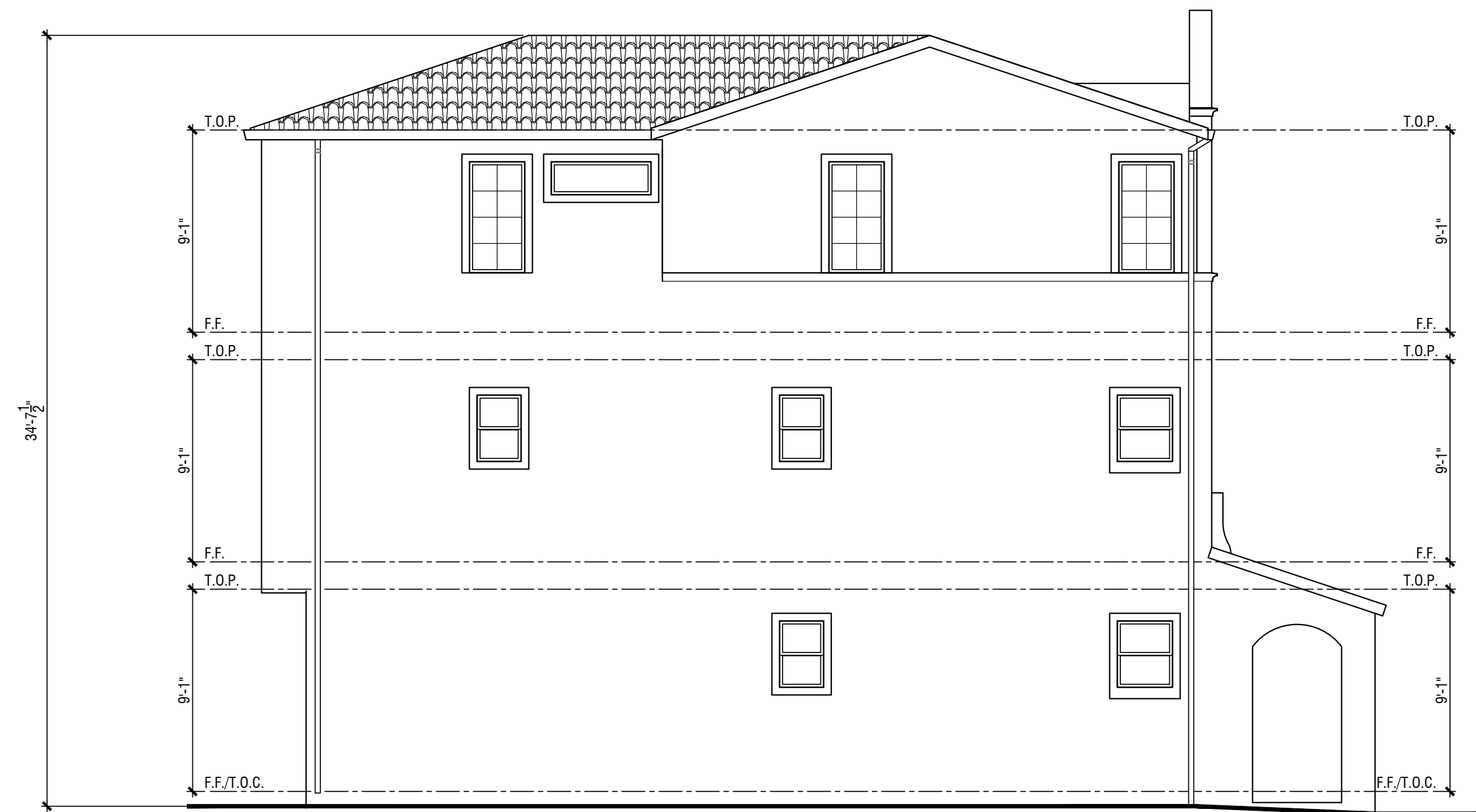
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 27 ELEVATIONS - PLAN 2 CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 23





Left



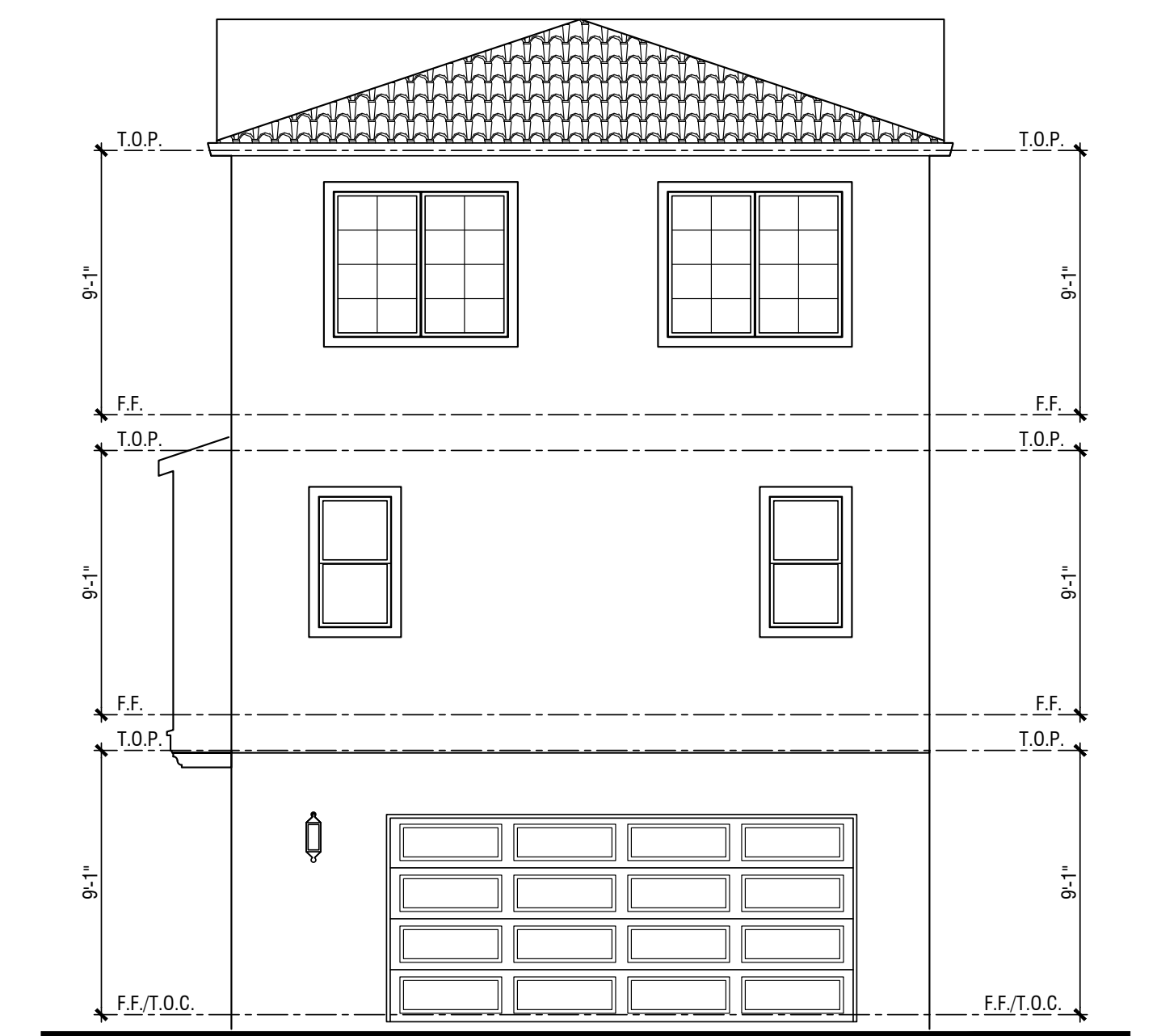
Front



Right

MATERIAL	MISSION:
Roof:	S-Tile Roof
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Vent
Exterior:	Stucco Siding
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Balcony:	Painted Metal Decorative Rails and Screens
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 28: Mission Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA





Left



Front



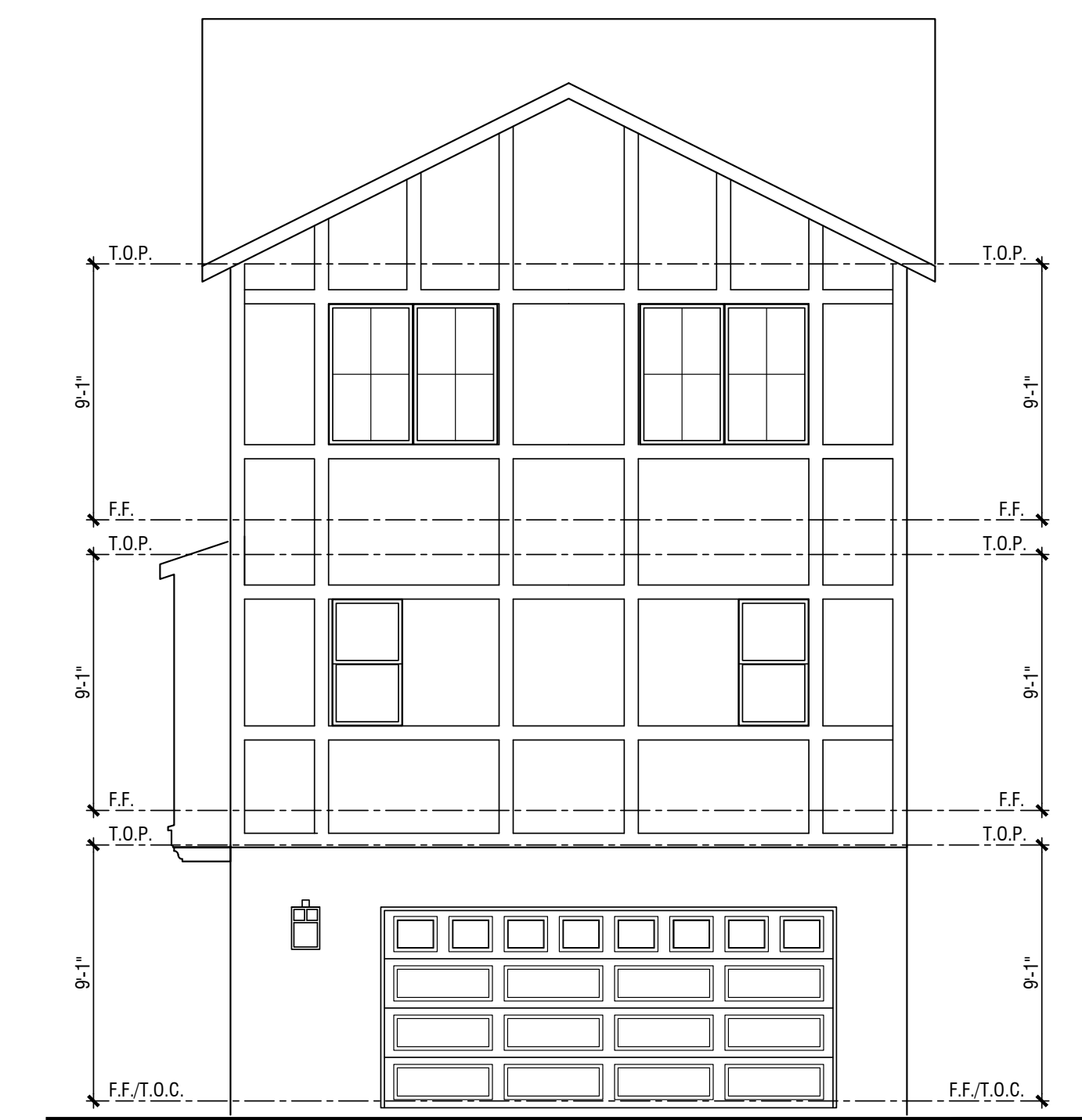
Right

MATERIAL

ARTS & CRAFTS:

- Roof: Concrete Flat Tile Roof
- Fascia: 2X Wood Fascia
- Barge: Wood Barge Board
- Gable: Decorative Vent
- Exterior: Painted Wood and Stucco
- Window & Door Trim: Wood Trim
- Entry Door: Decorative Front Entry Door
- Veneer: Brick Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door with Glass Lites

*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



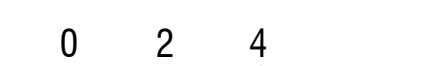
Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

BLDG 29: Arts & Crafts Style Plan 1A Elevations

OAK KNOLL

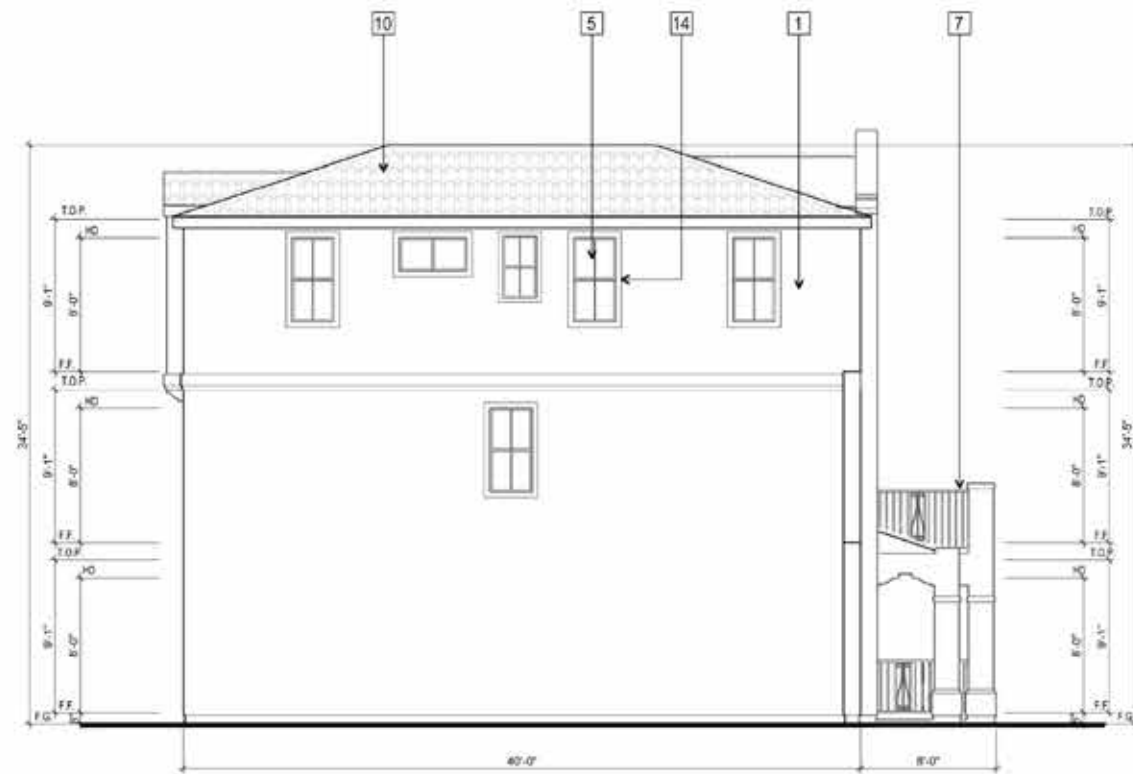
OAKLAND, CA



FINAL DEVELOPMENT PLAN PARCEL 23

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LEFT ELEVATION



FRONT ELEVATION

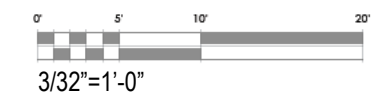
- | | |
|----|---|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | SHUTTERS AT ENHANCE CONDITION FACING STREET |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
- ELEVATION KEY NOTES**

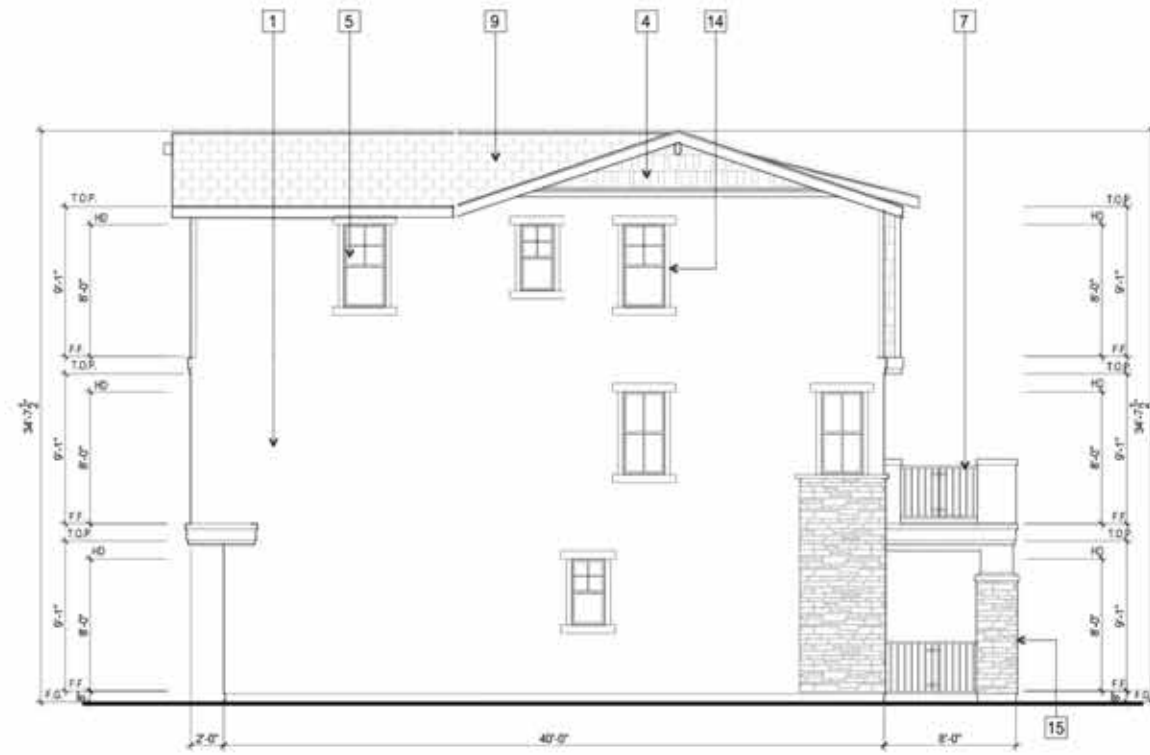


REAR ELEVATION



RIGHT ELEVATION





LEFT ELEVATION



FRONT ELEVATION

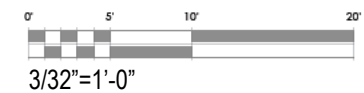


REAR ELEVATION



RIGHT ELEVATION

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
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 - 5 VINYL WINDOW
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Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

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BUILDING 31 ELEVATIONS - PLAN 3 CRAFTSMAN (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 23





PLAN 1a MISSION PLAN 1a ARTS & CRAFTS PLAN 3 MISSION PLAN 1a CRAFTSMAN PLAN 1b ARTS & CRAFTS PLAN 2 MISSION PLAN 1 FARMHOUSE PLAN 3 CRAFTSMAN PLAN 1a ARTS & CRAFTS PLAN 3 MISSION



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CREEKSIDE LOOP STREETSCENE ELEVATION (SOUTHERN PARCEL BOUNDARY)

FINAL DEVELOPMENT PLAN - PARCEL 23

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PLAN 1a
MISSION

PLAN 1
FARMHOUSE

PLAN 3
CRAFTSMAN

PLAN 1a
ARTS & CRAFTS

PLAN 1a
MISSION



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STREET "J" STREETSCENE ELEVATION (WESTERN PARCEL BOUNDARY)

FINAL DEVELOPMENT PLAN - PARCEL 23



PLAN 1A
ARTS & CRAFTS

PLAN 1a
MISSION

PLAN 1B
ARTS & CRAFTS

PLAN 1
FARMHOUSE

PLAN 1a
CRAFTSMAN

PLAN 1a
MISSION





PLAN 3
MISSION

PLAN 3
CRAFTSMAN

PLAN 1
MISSION

PLAN 1a
ARTS & CRAFTS



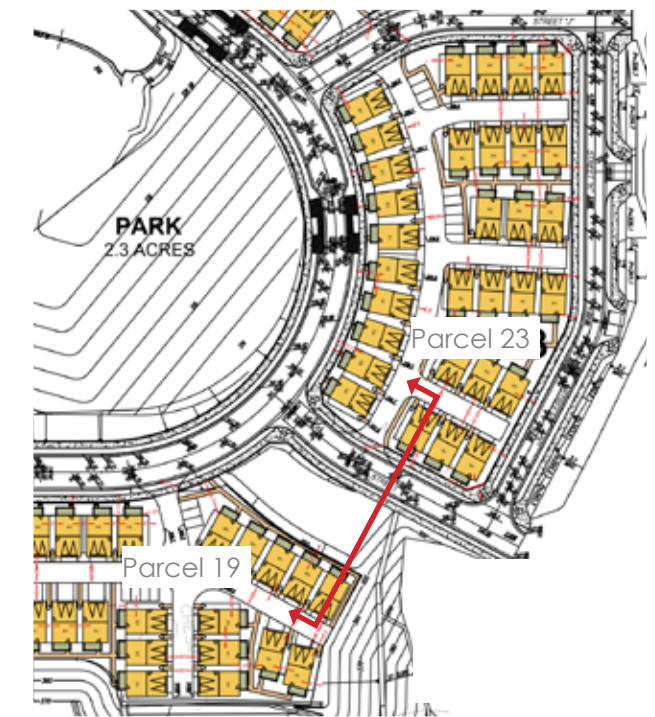
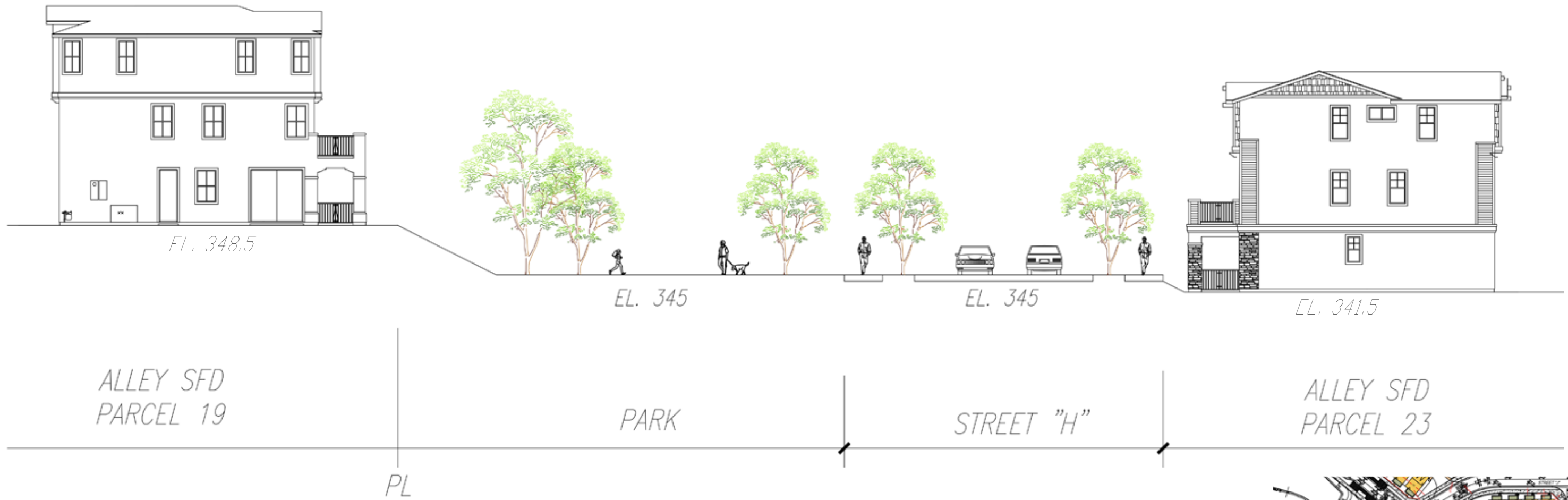
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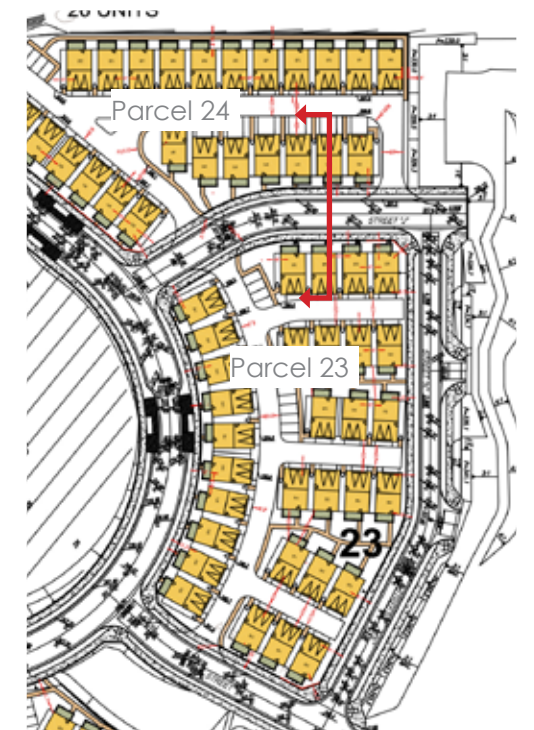
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STREET "H" STREETSCENE ELEVATION (EASTERN PARCEL BOUNDARY)

FINAL DEVELOPMENT PLAN - PARCEL 23





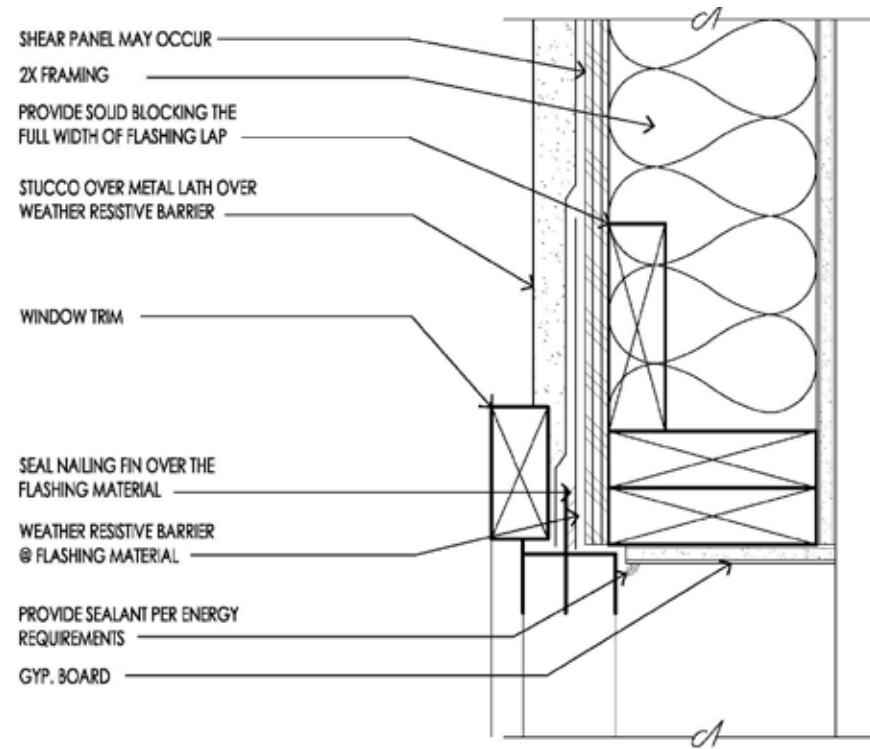


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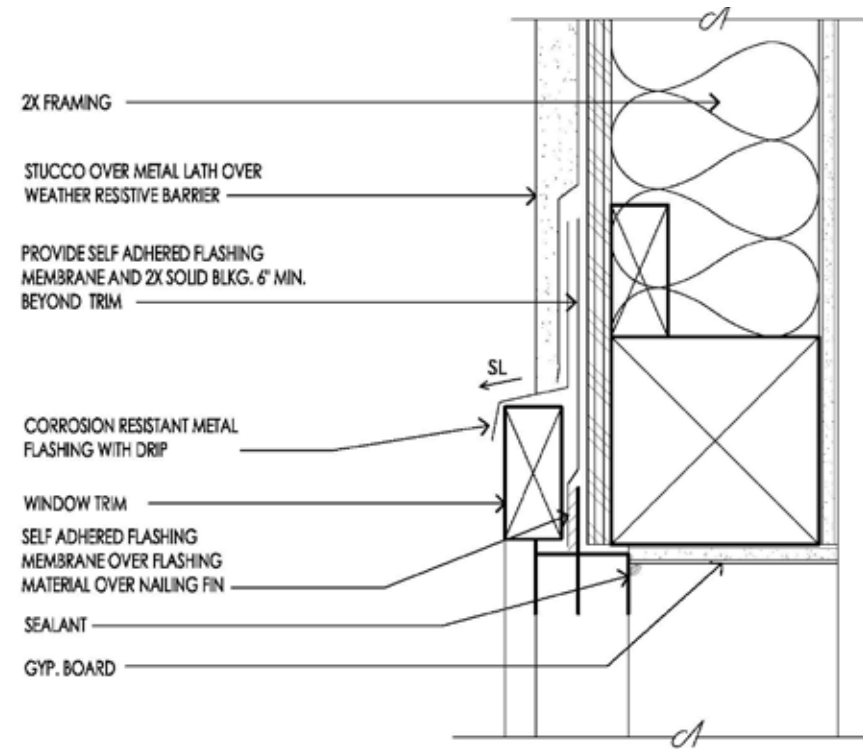
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PARCELS 23 & 24 SITE SECTION

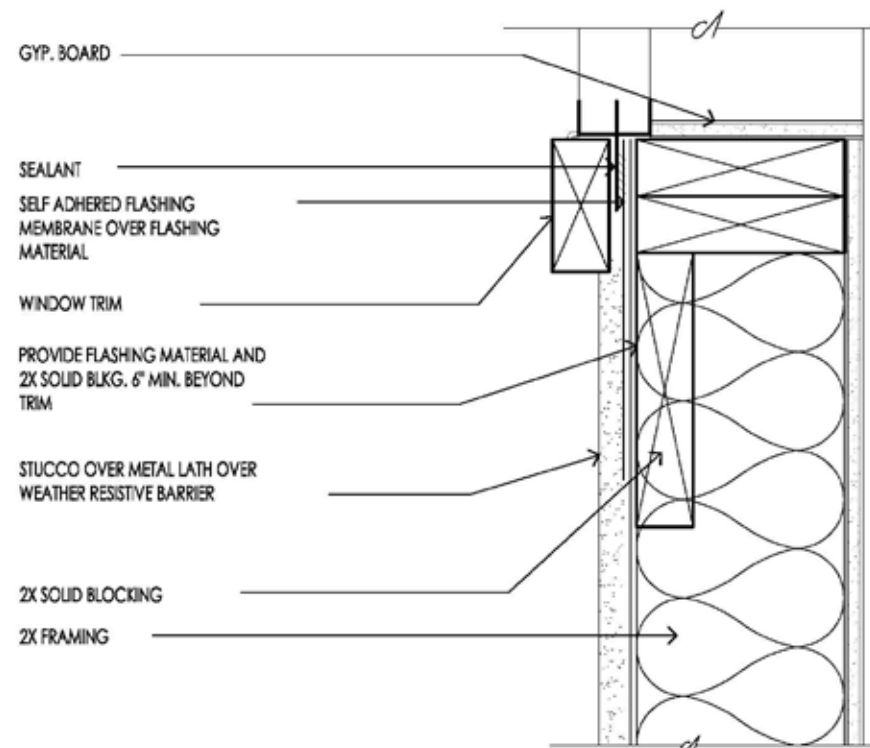
FINAL DEVELOPMENT PLAN - PARCEL 23



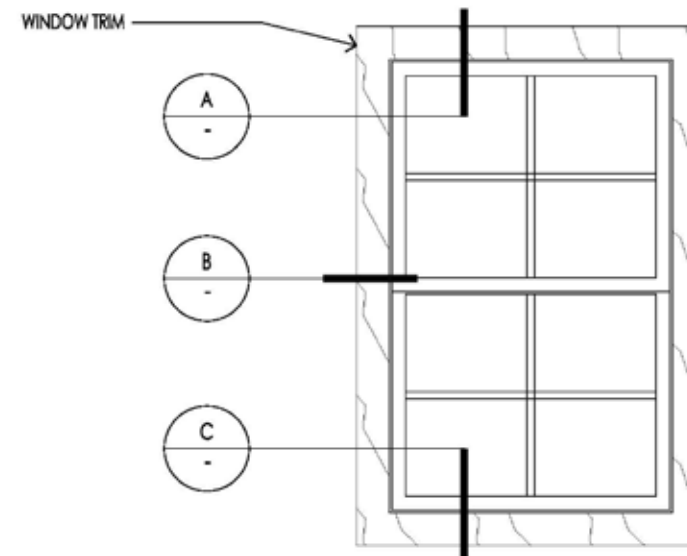
B WINDOW JAMB



A WINDOW HEADER



C WINDOW SILL



WINDOW WITH TRIM
3 COAT STUCCO

N.T.S.
DA © 2017 WDW1-K1-F-04

THE FINAL WINDOW MANUFACTURER CONTRACTED BY THE BUILDER AT THE TIME OF CONSTRUCTION PERMITS MUST ADHERE TO THE FOLLOWING REQUIREMENTS BASED ON TITLE 24, LOCAL CODE REQUIREMENTS, CITY REQUIREMENTS AND DESIGN INTENT OF THE ELEVATION STYLE AS FOLLOWS:

WINDOWS MAY BE MULLED TOGETHER TO ACHIEVE WIDER EXPANSES OF GLASS, BUT SHALL NOT EXCEED 12' IN TOTAL WIDTH. WINDOWS MAY HAVE DIVIDED LITES, A 2 OVER 2, 4 OVER 1, 4 OVER 4, 6 OVER 1, OR 6 OVER 6 MUNTIN PATTERN. TRUE DIVIDED LITES ARE PREFERRED, SIMULATED DIVIDED LITES, BETWEEN THE GLASS, ARE ACCEPTABLE, AND REMOVABLE DIVIDED LITES, ON TOP OF THE GLASS, ARE PROHIBITED. WOOD AND COMPOSITE TRIM MATERIALS ARE PERMITTED. FOAM TRIM IS NOT ALLOWED.



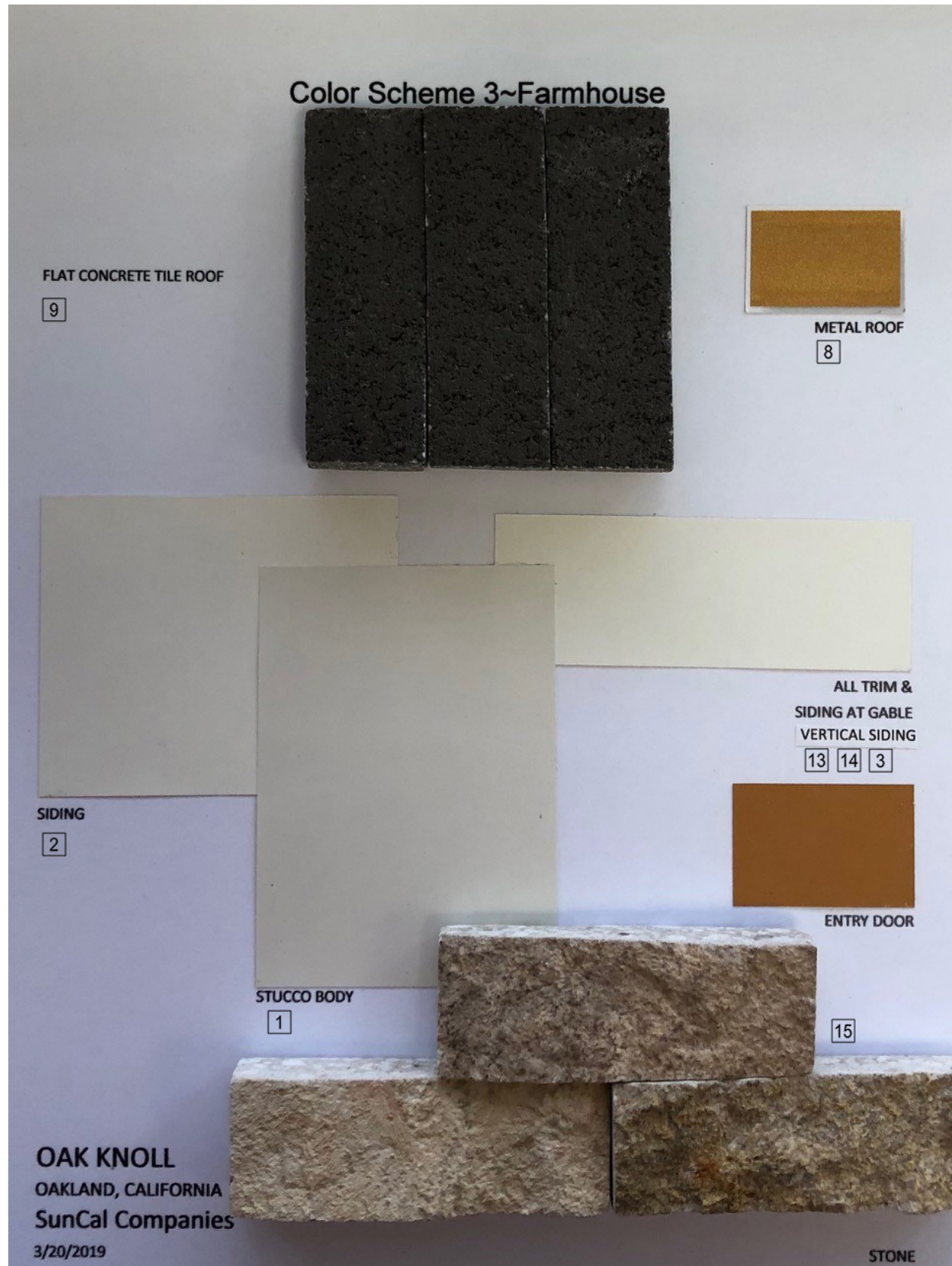
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- ELEVATION KEY NOTES**

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MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 23



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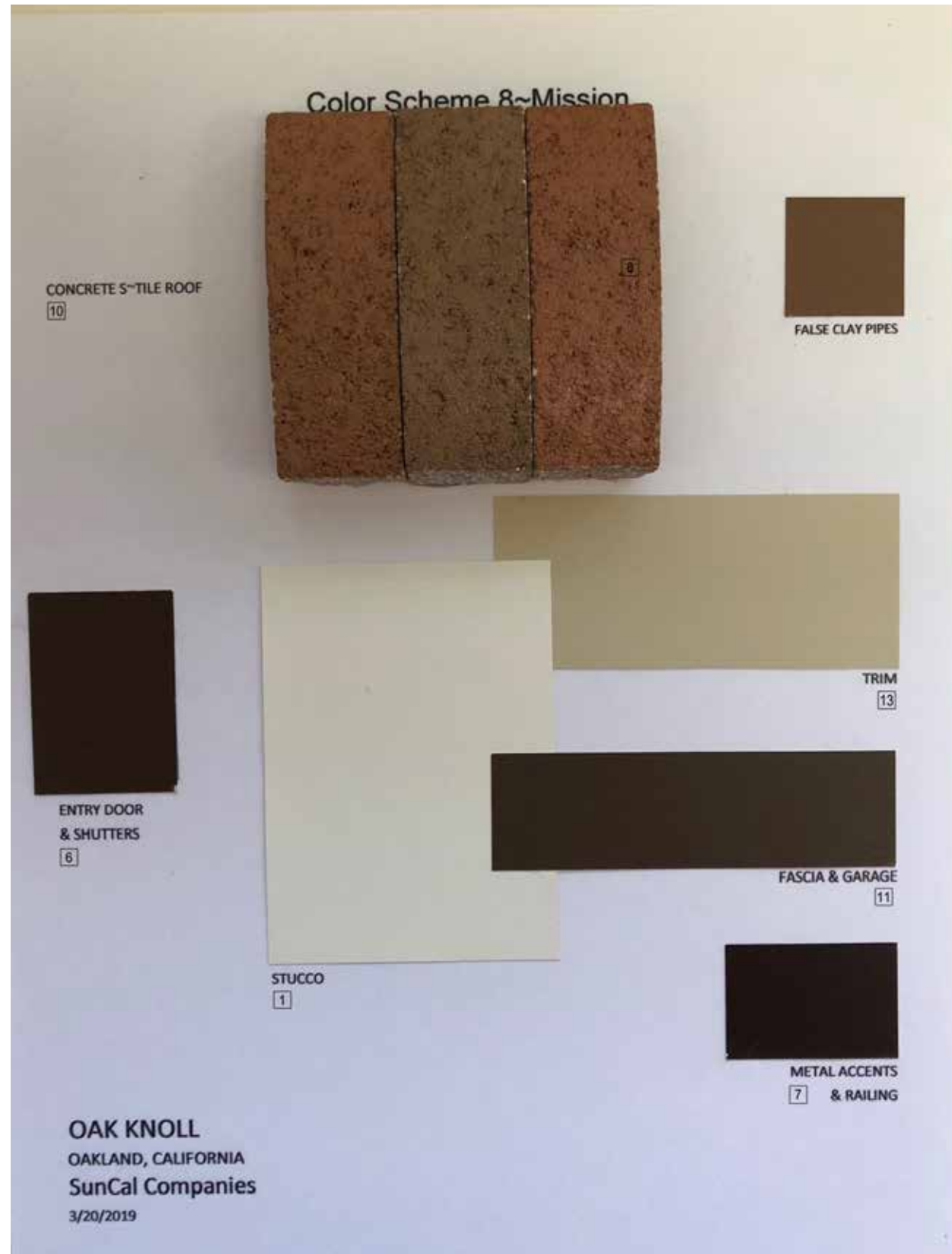
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FINAL DEVELOPMENT PLAN - PARCEL 23



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ELEVATION KEY NOTES



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 - [5] VINYL WINDOW
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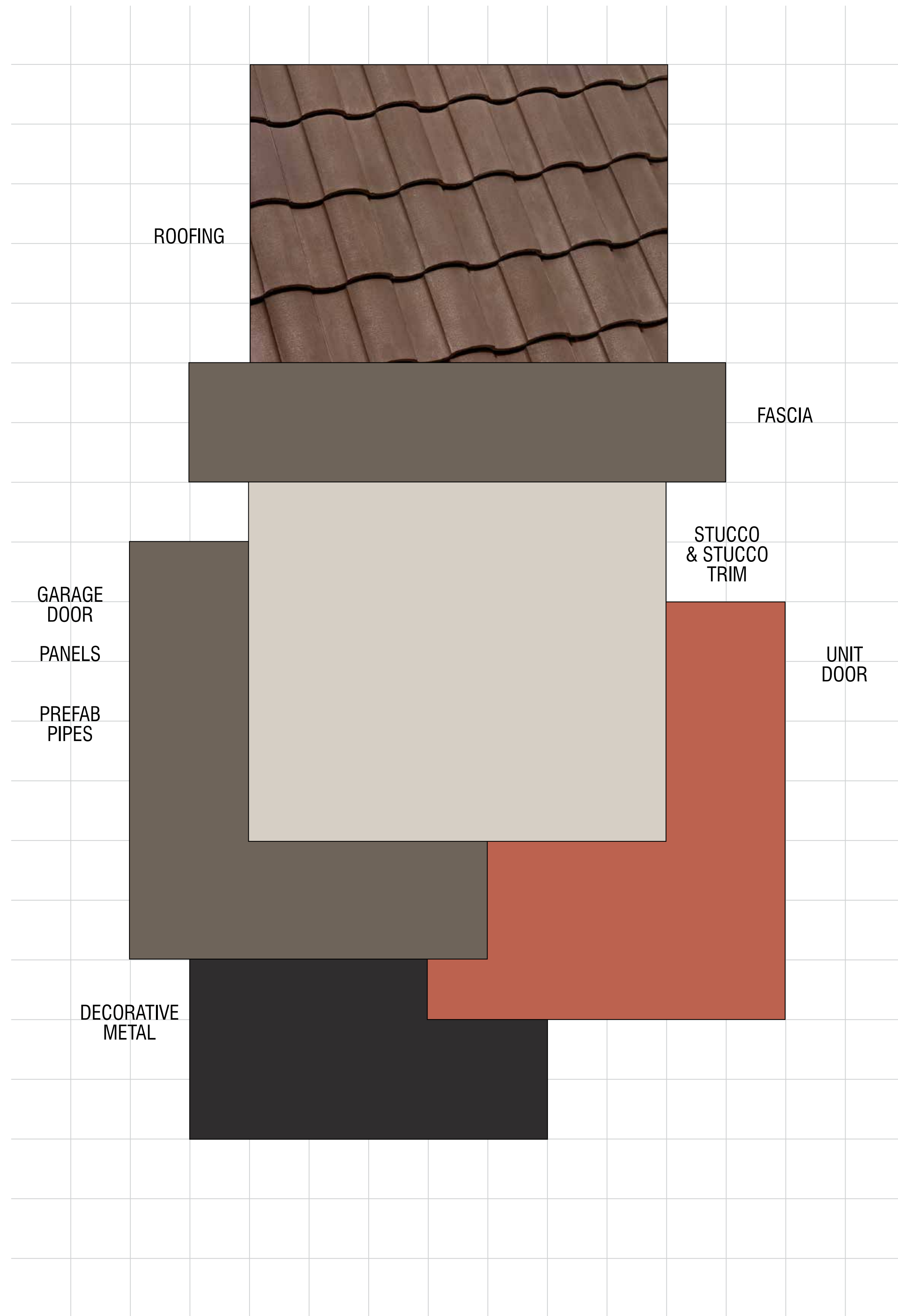
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MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 23

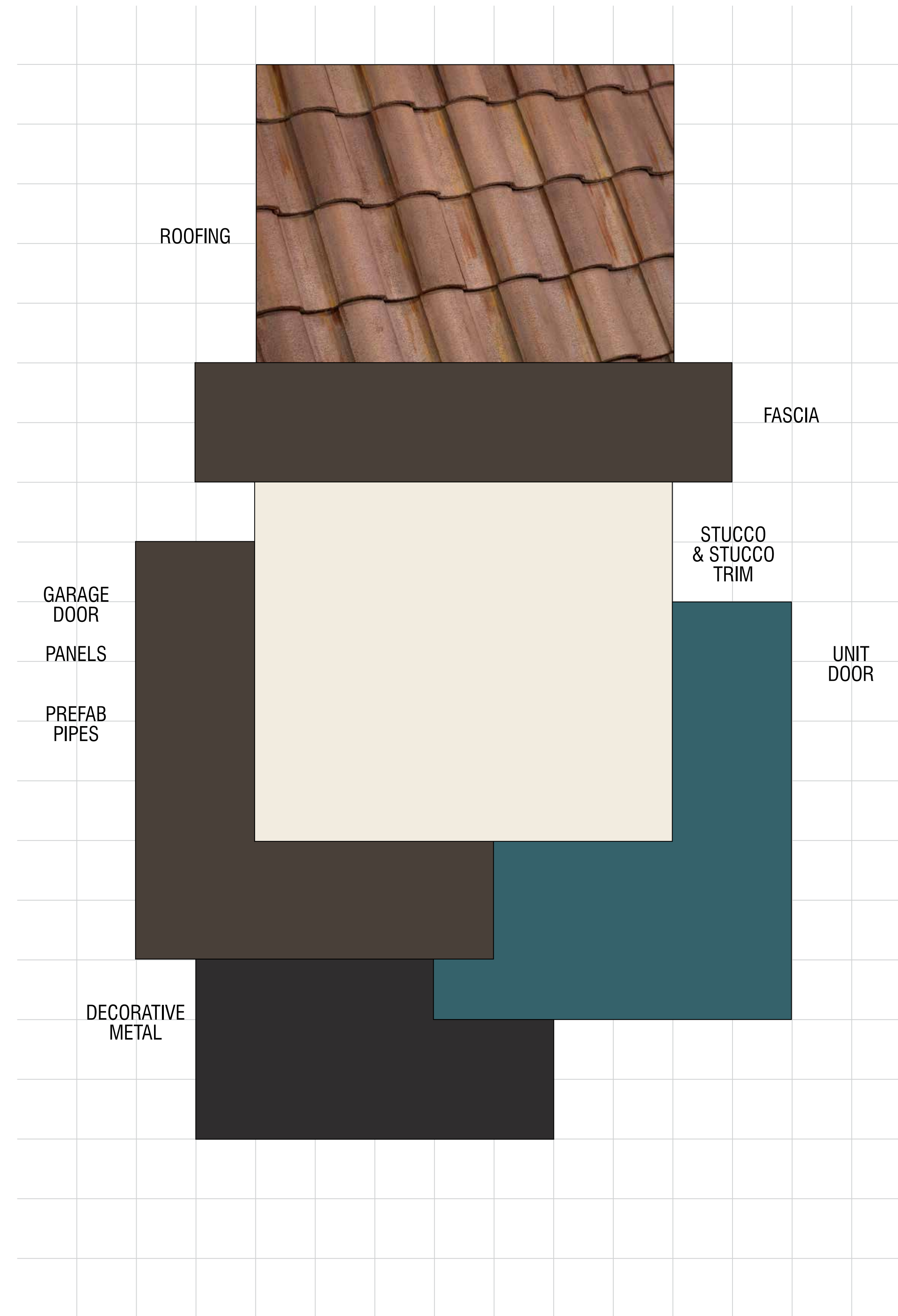


- [1] STUCCO
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SCHEME 1
 Mission Elevations Only



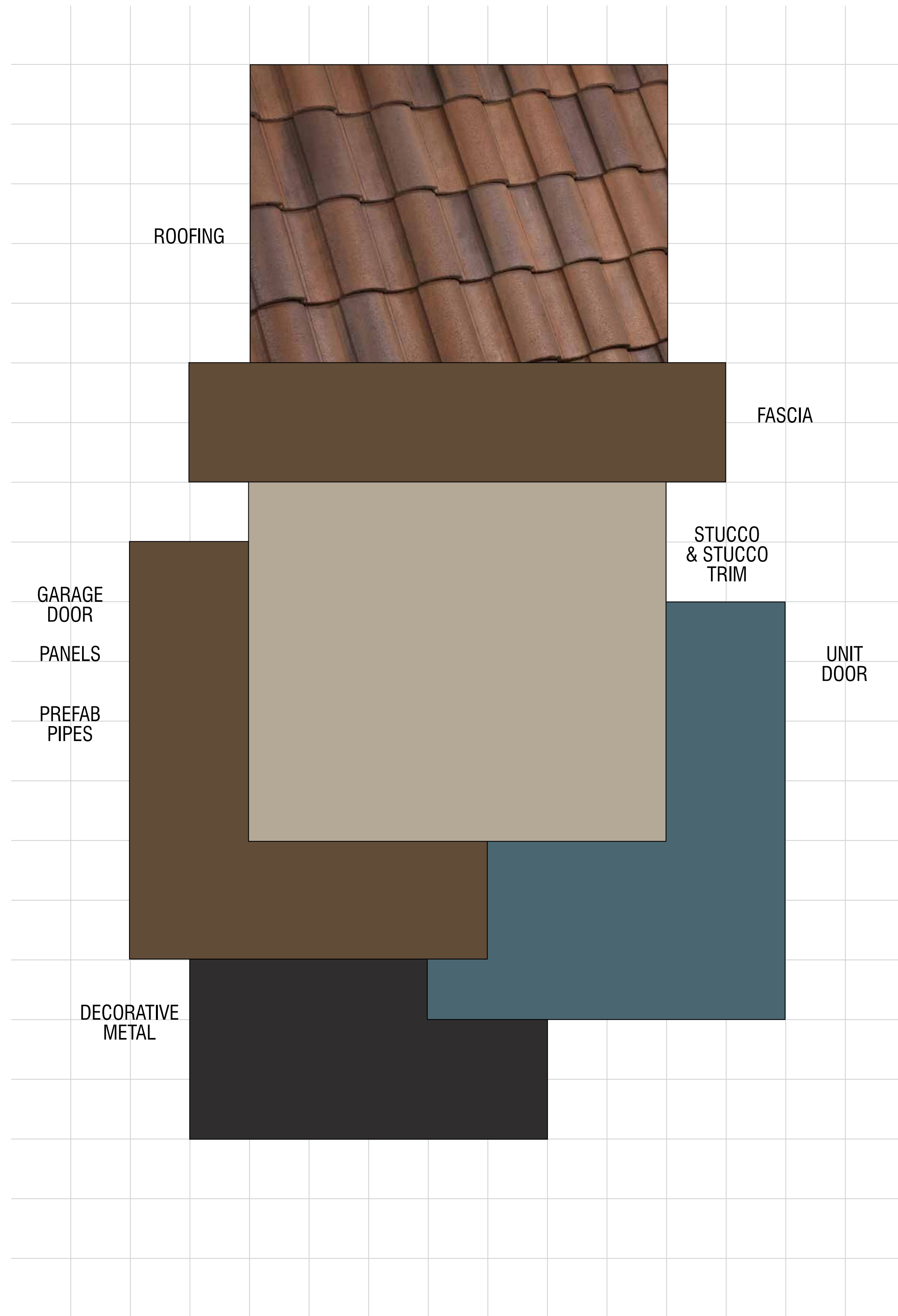
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SCHEME 2
 Mission Elevations Only

Color & Materials

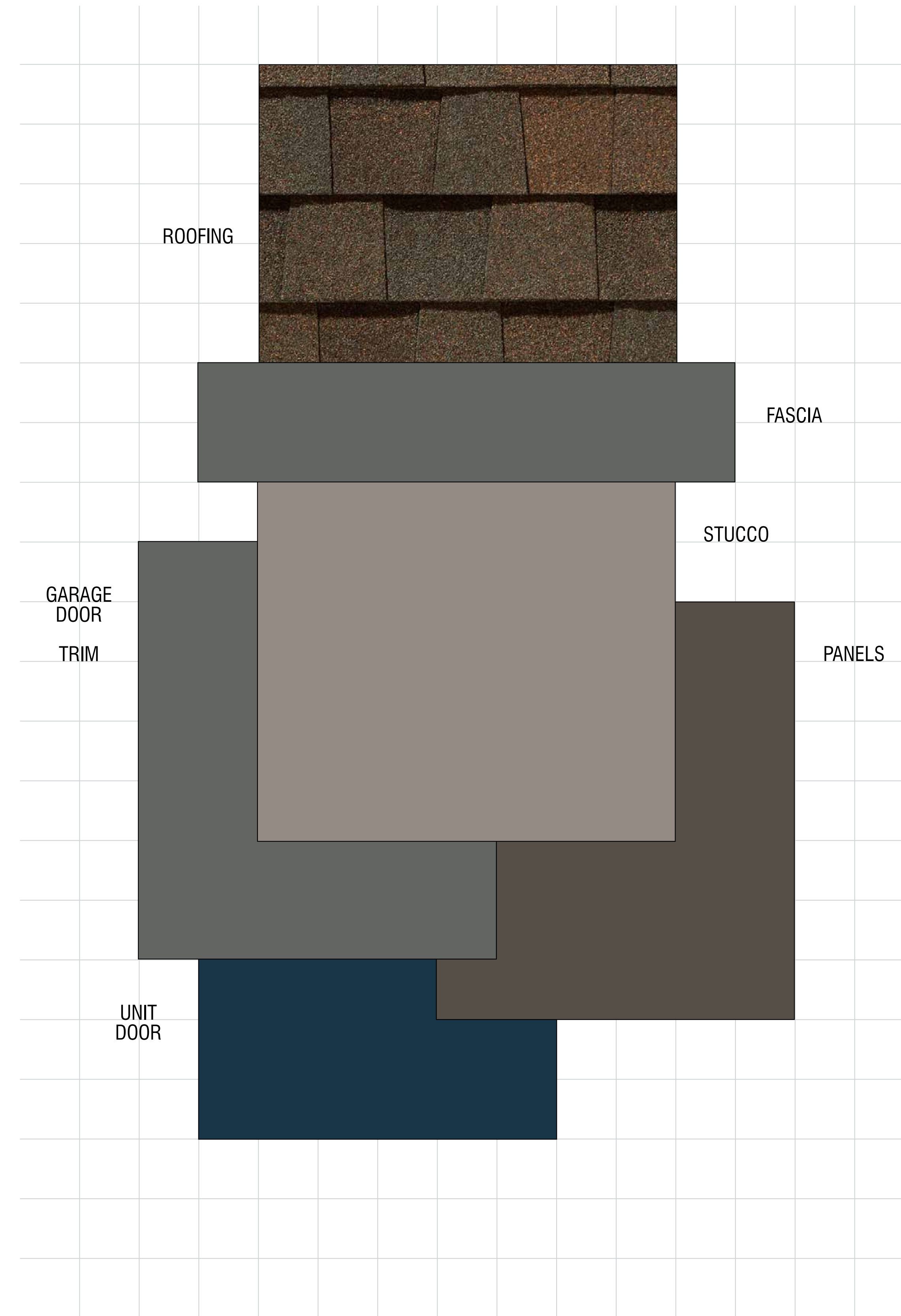
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SCHEME 3
 Mission Elevations Only



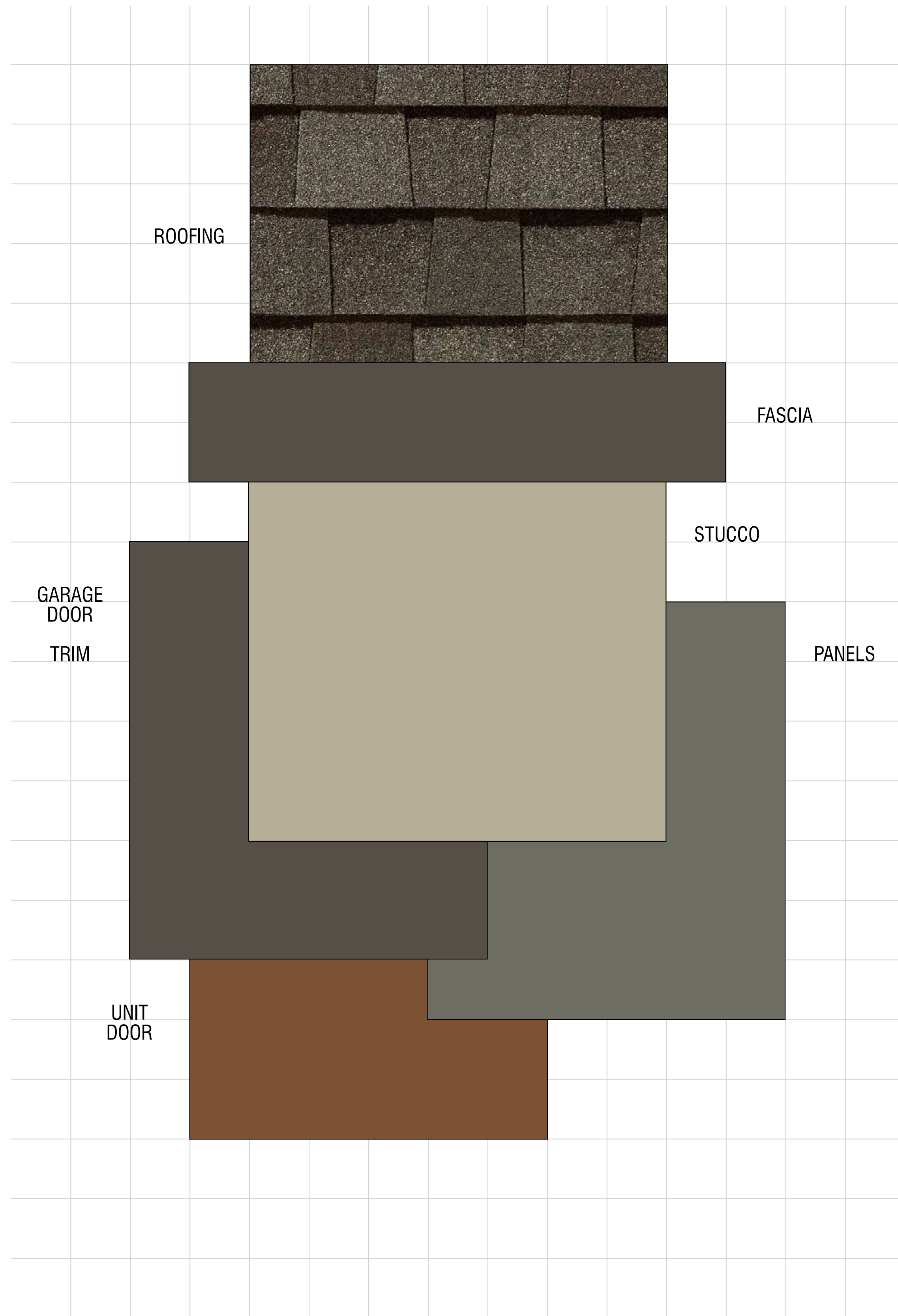
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SCHEME 4
 Arts and Crafts Elevations Only

Color & Materials

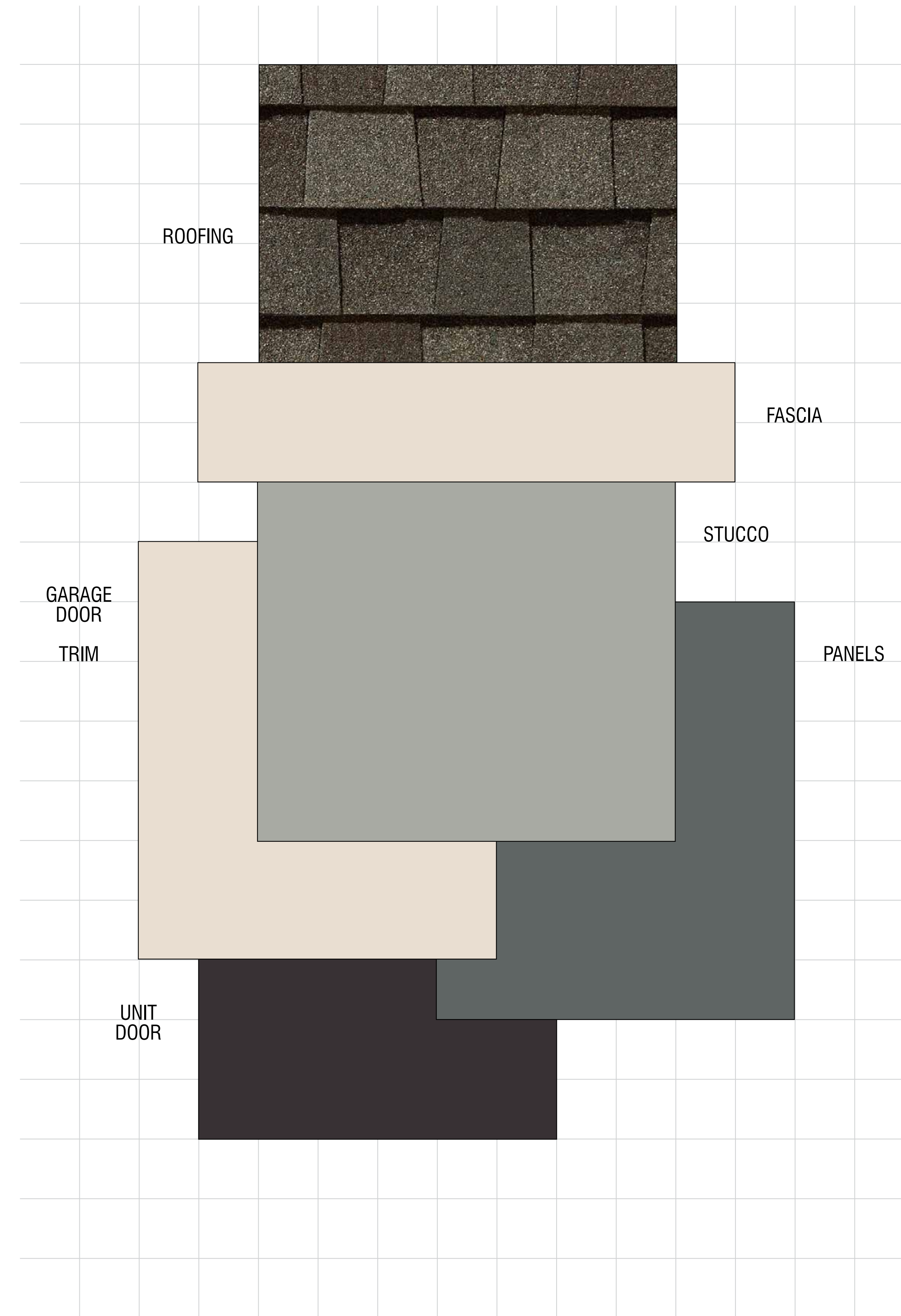
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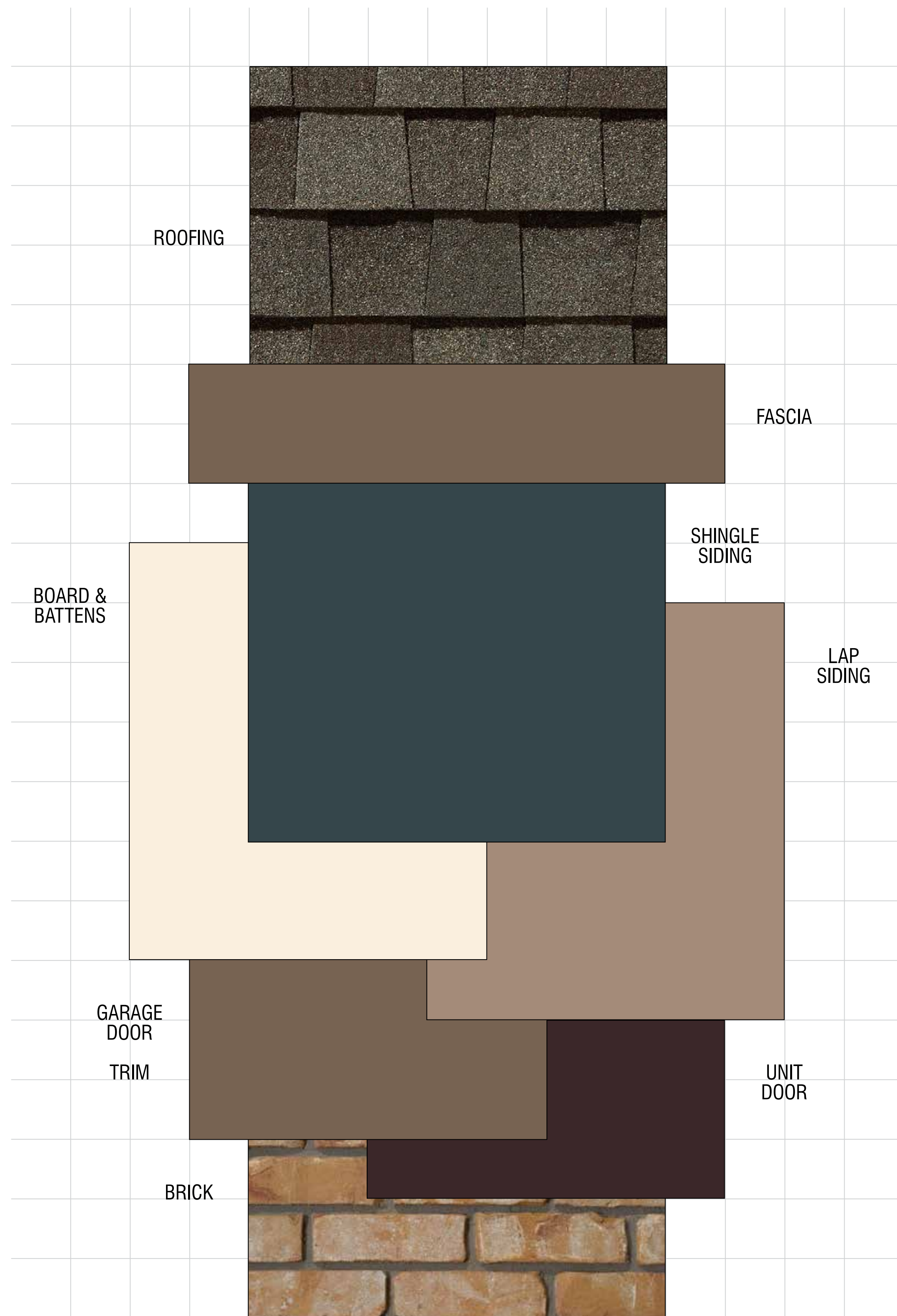
SCHEME 5
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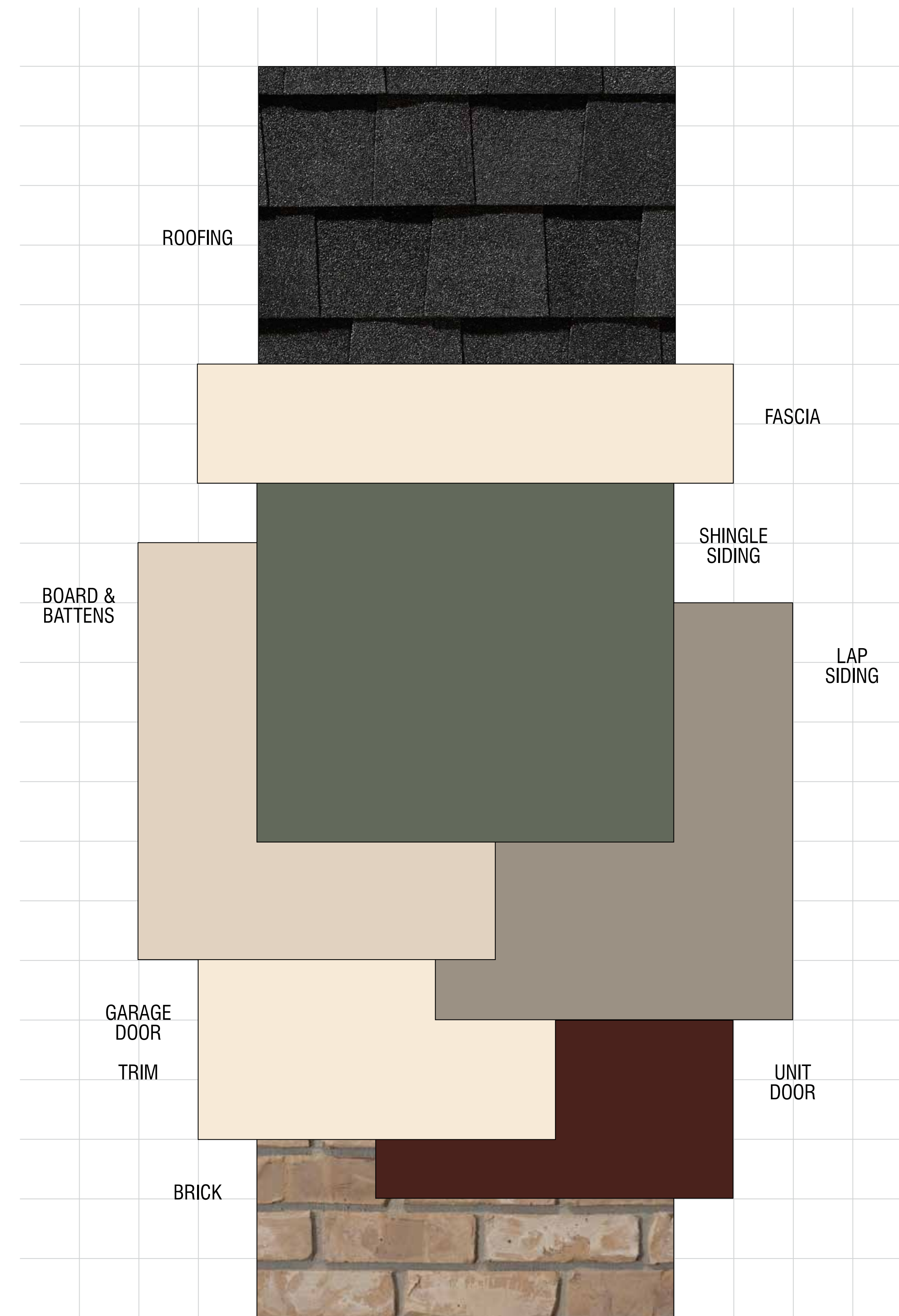
SCHEME 6
 Arts and Crafts Elevations Only

Color & Materials
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SCHEME 7
 Craftsman Elevations Only



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SCHEME 8
 Craftsman Elevations Only

Final Development Plan Parcel 23 Addendum

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 OAKLAND, CA





Mission Style Outdoor Wall Light
For balcony, porch or near doorways



Mission Style Outdoor Wall Light
For balcony, porch or near doorways



Arts & Crafts or Craftsman Style Outdoor Wall Light
For balcony, porch or near doorways



Craftsman Style Outdoor Wall Lamp
For balcony, porch or near doorways



Farmhouse Style Outdoor Wall Sconce
For balcony, porch or near doorways



Farmhouse Style Outdoor Wall Mount Lantern
For balcony porch or near doorways

NOTE:
THESE ARE TYPICAL EXAMPLES.
SUBSTITUTIONS & SPECIFIC MODELS
MAY BE CHOSEN FOR FINAL DESIGNS

OAK KNOLL  **SunCal**